



# County of Fairfax, Virginia

## MEMORANDUM

DATE: 5/31/2019

**TO:** Distribution List

**FROM:** Tracy D. Strunk, AICP  
Director, Zoning Evaluation Division  
Department of Planning and Zoning

**SUBJECT:** Zoning Application Analysis

**REFERENCE:** Application No. RZ/FDP 2019-SU-009 Con. W/ PCA 78-S-063-09, PCA 85-S-061-06, & PCA 86-S-039 (Elm Street Communities, Inc.)

### Case Information

Staff Coordinator: **Emma Estes**

Pre-Staffing: **7/8/2019**

Tentative PC: **1/15/2020**

Staffing: **9/12/2019**

Tentative BOS: **TBD**

Memo Includes Full-Size Development Plans for Noted (1) Addressees: Yes ☐ No ☐

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by **(7/3/2019)** to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

#### Action Addressees

- ① DPZ Planning Division  
Chief, Env. & Dev. Review Br.  
Attn: Denise James
- ① DPWES Site and Addressing  
Attn: Lori Ramsey
- ① DPWES Sanitary-Sewer  
Attn: Sharad Regmi
- ① VDOT  
Attn: David Jordan
- ① Fire Prevention Div  
Plans Review Section  
Attn: Mike Paruti
- ① Fairfax County Public Schools  
Facilities & Transportation Svcs  
Facilities Planning Svcs  
Attn: Jessica Gillis
- ① Dept. of Transportation  
Transportation Planning  
Chief, Site Analyst Section  
Attn: Jeff Hermann
- ① Dept. of Housing & Comm. Dev.  
Housing Development Div.  
Housing Development Officer

Attn: Abdirazak Hamud

- ① Fairfax County Park Authority  
Planning & Development Div.  
Plan Review Coordinator  
Attn: Lynne Johnson 4th fl.
- ① Northern Va Soil and Water  
Conservation District  
Attn: Willie Woode
- ① Planning Commission  
Board of Supervisors  
Sully District
- ① Office of Community  
Revitalization/Reinvestment  
Attn: Barbara Byron  
\*CRD/CRA, Reston or Tysons  
only\*
- ① Fairfax County Water Authority  
Planning & Engineering Div.  
Manager, Planning Dept.  
Attn: Greg Prelewicz  
Attn: Ross Stilling
- Dept. of Tax Administration  
Real Estate Division Director  
Attn: Tim Shirocky
- Dept. of Health  
Div. of Environmental Health

Technical Review and  
Information Resources  
Attn: Kevin Wastler

Fairfax County Public Schools  
Facilities & Transportation Svcs  
Office of Design & Construction  
Services  
Attn: Eric Brunner

Fire & Rescue Dept.  
Information & Technology  
Attn: Eric Fisher

DPWES Site and Dev Svcs  
Chief, Urban Forestry Branch  
Attn: Craig Herwig

#### Information Addressees

- ① Economic Dev. Authority  
Director, Real Estate Services  
Attn: Curtis Hoffman
- ① Planning Commission  
Executive Director  
Attn: Jill Cooper
- Clerk to Board of Supervisors  
Attn: Cathy Chianese
- DPZ-ZED Division Director  
Attn: Tracy Strunk, AICP

DPZ-ZED Asst. Director  
Attn: William Mayland

DPZ-ZED  
Attn: Branch Chiefs

DPZ-ZED  
Chief, Proffer Interp. Branch  
Attn: Suzanne Wright

DPZ-ZED  
Admin. Asst., Legal Notices  
Attn: Rachael Pendergraph

DPZ Chief Zoning Inspector  
Attn: Mavis Stanfield

Dept. of Information Technology  
Technology Infrastructure Div.  
Attn: Steve Brundage

Dept. of Family Services  
Adult Aging Services  
AAA, B-3-708  
Attn: Jacquie Woodruff

Southeast Fairfax Dev. Corp.  
Attn: Tony Fontana  
\*MV or LEE only\*



**EXEMPT**

COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290 TTY 711  
<https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages>

APPLICATION #: RZ/FDP 2019-SU-009

Concurrent with (Staff will assign)

PCA 78-S-063-09

PCA 85-S-061-06

ZONING APPLICATION PCA 86-S-039RECEIVED  
Department of Planning & Zoning

FEB 14 2019

Zoning Evaluation Division

APPLICATION TYPE(S):	RZ <input checked="" type="checkbox"/>	PCA <input type="checkbox"/>	FDP <input checked="" type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>
	CPA <input type="checkbox"/>	PRC <input type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>
						AR <input type="checkbox"/>	

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☒ (We), Elm Street Communities, Inc. the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the I-3 District to the PDH-8 District.

☐ (PCA) This application proposes to amend the proffers approved pursuant to \_\_\_\_\_ (case) in order to permit \_\_\_\_\_

Is this a partial PCA? \_\_\_\_\_ (Y/N) If Yes, please identify affected acreage: \_\_\_\_\_

TAX MAP PARCEL(S):

43-4 ((1)) 16TOTAL ACREAGE: 19.91670 CURRENT ZONING DISTRICT: I-3LEGAL DESCRIPTION: Deed Book: 22727 Page No.: 0665

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

N/A

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East of Parkstone Drive and South of Conference Center Drive, immediately south of 14800 and 14850 Conference Center Drive

EXISTING USE:	Vacant/undeveloped	PROPOSED USE:	residential - SFA dwellings
MAGISTERIAL DISTRICT:	<u>Sully</u>	OVERLAY DISTRICT(S):	Airport Noise, Water Supply

Waiver/Modification of Submission Requirements Requested: ☐

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Applicant Contact Name:			Agent Name:		
James L. Perry			Michael D. Van Atta		
Address:			Address:		
Street: 1355 Beverly Road, Suite 240			Street: 1750 Tysons Boulevard, Suite 1800		
City: Mclean	State: VA	Zip: 22101	City: Mclean	State: VA	Zip: 22102
Phone Number:			Phone Number:		
(W): 703-734-9730	(C):		(W): 703-712-5335	(C): 703-244-9347	
E-mail:			E-mail:		
jperry@elmstreetdev.com			mvanatta@mcguirewoods.com		

Signature: [Signature]Date: 2/9/2019

DO NOT WRITE IN THIS SPACE

Date Application Accepted: May 21, 2019Application Fee Paid: \$ 54,180.00

Michael P. Charney RZ/FDP 2019-001/0012





COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290 TTY 711  
<https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages>

APPLICATION#:

concurrent with  
PCA 85-S-061-06  
PCA 86-S-039  
RE/FDP 2019-SU-009

PCA 78-S-063-09

(Staff will assign)

### ZONING APPLICATION

RECEIVED  
Department of Planning & Zoning

FEB 14 2019

Zoning Evaluation Division

APPLICATION TYPE(S):

RZ ☐ PCA ☒ FDP ☐ CDPA ☐ FDPA ☐ DPA ☐ CP ☐  
CPA ☐ PRC ☐ PRCA ☐ CSP ☐ CSPA ☐ AA ☐ AF ☐ AR ☐

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☒ (PCA) This application proposes to amend the proffers approved pursuant to RZ 78-S-063 (case) in order to permit the deletion of 43-4 ((1)) 16 from RZ 78-S-063

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 11.0740

TAX MAP PARCEL(S):

43-4 ((1)) 16 pt.

TOTAL ACREAGE: 11.0740

CURRENT ZONING DISTRICT: I-3

LEGAL DESCRIPTION: Deed Book: 22727 Page No.: 0665

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

N/A

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

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MAGISTERIAL DISTRICT:	<u>Sully</u>	OVERLAY DISTRICT(S):	<u>Airport Noise, Water Supply</u>

Waiver/Modification of Submission Requirements Requested: ☐

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<u>City: Mclean</u>	<u>State: VA</u>	<u>Zip: 22101</u>	<u>City: Mclean</u>	<u>State: VA</u>	<u>Zip: 22102</u>
Phone Number:			Phone Number:		
<u>(W): 703-734-9730</u>		<u>(C):</u>	<u>(W): 703-712-5335</u>		<u>(C): 703-244-9347</u>
E-mail:			E-mail:		
<u>jperry@elmstreetdev.com</u>			<u>mvanatta@mcguirewoods.com</u>		

Signature: [Signature]

Date: 2/9/2019

DO NOT WRITE IN THIS SPACE

Date Application Accepted: May 21, 2019

Application Fee Paid: \$ 13,640.00



COUNTY OF FAIRFAX  
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12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290 TTY 711  
<https://www.fairfaxcounty.gov/planning-zoning/zoning/application-packages>

APPLICATION #:

PCA 85-S-061-06  
Concurrent with  
PCA 78-S-063-09  
PCA 86-S-039

(Staff will assign)

ZONING APPLICATION RZ/FDP 2019-SU-009 RECEIVED  
Department of Planning & Zoning

FEB 14 2019

Zoning Evaluation Division

APPLICATION TYPE(S):	RZ <input type="checkbox"/>	PCA <input checked="" type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>	
	CPA <input type="checkbox"/>	PRC <input type="checkbox"/>	PRCA <input type="checkbox"/>	CSP <input type="checkbox"/>	CSPA <input type="checkbox"/>	AA <input type="checkbox"/>	AF <input type="checkbox"/>	AR <input type="checkbox"/>

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☒ (PCA) This application proposes to amend the proffers approved pursuant to RZ 85-S-061 (case) in order to permit the deletion of 43-4 ((1)) 16 from RZ 85-S-061

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 0.53

TAX MAP PARCEL(S):

43-4 ((1)) 16 pt.

TOTAL ACREAGE: 0.53 CURRENT ZONING DISTRICT: I-3

LEGAL DESCRIPTION: Deed Book: 22727 Page No.: 0665

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

N/A

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E-mail:			E-mail:		
jperry@elmstreetdev.com			mvanatta@mcguirewoods.com		

Signature: [Signature]

Date: 2/9/2019

DO NOT WRITE IN THIS SPACE

Date Application Accepted: May 21, 2019

Application Fee Paid: \$ 13,640.00





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APPLICATION #: PCA 86-S-039

concurrent with (Staff will assign)

PCA 78-S-063-09

PCA 85-S-061-06

ZONING APPLICATION RZ/FDP 2019-SU-009 RECEIVED

Department of Planning & Zoning

FEB 14 2019

APPLICATION TYPE(S):	RZ <input type="checkbox"/>	PCA <input checked="" type="checkbox"/>	FDP <input type="checkbox"/>	CDPA <input type="checkbox"/>	FDPA <input type="checkbox"/>	DPA <input type="checkbox"/>	CP <input type="checkbox"/>	
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Zoning Evaluation Division

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☒ (PCA) This application proposes to amend the proffers approved pursuant to RZ 86-S-039 (case) in order to permit the deletion of 43-4 ((1)) 16 from RZ 86-S-039

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 6.18

TAX MAP PARCEL(S):

43-4 ((1)) 16 pt.

TOTAL ACREAGE: 6.18 CURRENT ZONING DISTRICT: I-3

LEGAL DESCRIPTION: Deed Book: 22727 Page No.: 0665

POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):

N/A

ADVERTISING DESCRIPTION: (Ex.: North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

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Phone Number:			Phone Number:		
(W): <u>703-734-9730</u>		(C):	(W): <u>703-712-5335</u>		(C): <u>703-244-9347</u>
E-mail:			E-mail:		
<u>jperry@elmstreetdev.com</u>			<u>mvanatta@mcguirewoods.com</u>		

Signature: [Signature]

Date: 2/9/2019

DO NOT WRITE IN THIS SPACE

Date Application Accepted: May 21, 2019

Application Fee Paid: \$ 13,640.00

PCA 2019-0044

## **NARRATIVE STATEMENT OF JUSTIFICATION**

*for*

### **THE RETREAT at WESTFIELDS**

Rezoning and PCA Application

### **ELM STREET COMMUNITIES, INC.**

Tax Map # 43-4 ((1)) 16

February ~~5~~9, 2019

RECEIVED  
Department of Planning & Zoning

FEB 14 2019

Zoning Evaluation Division

## **EXECUTIVE SUMMARY**

This application presents an important opportunity to reinvigorate the Westfields Business Park with the introduction of residential uses. At present, the property is zoned I-3 and could be developed with office, conference center/hotel, industrial/flex and industrial uses at 0.50 FAR, or approximately 433,786 square feet of development. Draft Comprehensive Plan language has been proposed by County staff that encourages a mix of uses within Westfields, including residential uses, to support the office park and create an environment with opportunities to work, live and play. Elm Street's objective is to bring forth a development proposal that carries forward the theories and concepts reflected in the proposed Plan language by establishing a high-quality living environment that both supports and complements the existing office park.

Elm Street has studied the site's history, its current context within the Westfields Business Park, and the planning and transportation issues of the surrounding area. They are committed to elements and components of development that will: begin to transition Westfields into a more attractive and better functioning park; result in a reduction in traffic when compared to development otherwise allowed as of right; provide an enhanced amenity base; and preserve and celebrate the environmental aspects of the property and surrounding land.

While the governing and now nearly thirty year old zoning approvals for Westfields have generally served the County and community well, this application presents the opportunity to update the regulatory framework to better reflect more current planning and zoning approaches, evolving County regulations, and community perspectives not present thirty years ago when the property was originally rezoned.

## **LOCATION AND EXISTING CONDITIONS**

The property is located along the southern periphery of the Westfields Business Park, to the south of Conference Center Drive, west of Stonecroft Boulevard, north of Flatlick Stream Valley Park, and east of Parkstone Drive. The property contains approximately 19.92 acres and is currently zoned to the I-3 District. Approximately 73 percent of the application property is wooded and undeveloped, with the balance of the site developed as a stormwater management pond. The properties to the north and west are zoned I-3 and are developed with office uses, and the property to the east is also zoned I-3 and is developed with the Westfields Marriot Hotel. The land to the south is



zoned PDH-3 and contains the Flatlick Stream Valley Park and single-family attached and detached dwellings.

## OVERVIEW OF APPLICATION

Elm Street seeks to rezone the above referenced 19.92-acre parcel to the PDH-8 District (Planned Development Housing District – 8 dwelling units per acre) to accommodate the development of up to 158 single-family attached dwelling units at a density of 7.93 dwelling units per acre. The rezoning application includes a Conceptual Development Plan/Final Development Plan (CDP/FDP) depicting urban-style townhomes, rather than a more suburban form, to complement the existing and planned office uses in the area. This, together with a strategic focal point enhancing the pond as a community feature will create a sense of place and connect the new residential development to the surrounding office and hotel uses, as recommended by the draft Plan language. When compared to existing zoning, the application will significantly reduce traffic impacts and will contribute to the creation of a live, work, play environment that is lacking in Westfields today. The application will set the stage for the introduction of residential uses into the Westfields Business Park, supporting the transition of the office park into a more vibrant, complete community.

A partial Proffered Condition Amendment (PCA) application is also proposed in order to delete a portion of the subject property (11.07 acres) from the original Westfields rezoning, RZ 78-S-063. This original zoning approval listed permitted densities for each land bay within the overall rezoning. As such, the deletion of this property will not affect the density for the remainder of Westfields and will not create a nonconforming situation. The envisioned development is not proposing to increase the permitted FAR of 0.50 for the property (excluding density associated with ADUs). Two additional partial PCA applications are also proposed in order to delete portions of the subject property from RZ 85-S-061 (0.5 acres) and RZ 86-S-039 (6.1 acres).

The Comprehensive Plan amendment for Westfields (Land Unit J of the Dulles Suburban Center) is scheduled to be heard by the Planning Commission on February 27, 2019, and before the Board of Supervisors on March 5, 2019. This Plan amendment will update the Plan language for Westfields to encourage a mix of uses, including residential use, in order to successfully create a mixed-use community for Westfields and therefore support the proposed residential development for the application property.

## DESCRIPTION OF THE CONCEPT PLAN

As shown on the CDP/FDP, the built features are sensitively sited to preserve and celebrate the existing pond on the property. The rear-loaded townhomes are oriented to take advantage of the pond and the site's surrounding open space areas. A central east-west promenade terminates at an open space area adjacent to the pond, including an overlook structure with seating, a formal green, a picnic lawn, a playground, and a pavilion. In addition, a sitting and barbeque area and substantial undisturbed open space area is proposed on the eastern portion of the site. Sidewalks are proposed throughout the

site, as well as trail connections to the office uses to the north, the hotel to the east, and the stream valley park to the south. The application proposes to well-exceed the required 25 percent open space by providing 51 percent open space on the site. Stormwater management and best management practices (BMPs) will be provided via the existing pond on site.

Vehicular access to the development will be exclusively via an extension of the road serving the office uses to the north. Parking will be accommodated by garages, driveways, and on-street parking spaces. The proposed 513 parking spaces will exceed the parking requirement of 427 parking spaces.

A mix of rear-loaded and front-loaded townhomes are proposed, with the front-loaded townhomes located exclusively along the southern and eastern peripheries of the development. Three unit sizes are proposed; a 16-foot width (Type A), 20-foot width (Type B), and 22-foot width (Type C). All dwelling units will contain three stories, with the option to add a partial fourth floor. The applicant is committed to deploying construction techniques that sufficiently mitigate airport noise for the new residents, as well as to provide sequential notification and disclosure for all current and future homeowners.

#### **COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA (APPENDIX 9 of the Comprehensive Plan, Land Use Section, Policy Plan)**

For the reasons stated below, this application fully complies with the applicable Residential Development Criteria contained in *Appendix 9* of the Fairfax County Comprehensive Plan, Land Use – 2017 Edition. Specific compliance with the Criteria is as follows:

**I. SITE DESIGN.** As shown on the CDP/FDP, thoughtful, high quality site design is proposed to create a development that will further the pending Comprehensive Plan goals of introducing residential uses to support the Westfields Business Park as discussed below.

(A) **Consolidation.** The proposal is planned on one of the last large lots left in the Westfields Business Park. No specific opportunities for consolidation are available given the development of the office uses to the north and west, the hotel use to the east, and the stream valley park to the south.

(B) **Layout.** The overall layout shows sensitivity to the prominent environmental features of the property by preserving areas adjacent to the RPA and EQC and creating opportunities for the public to enjoy the existing pond and adjacent stream valley park. Residential units are oriented to take advantage of the promenade street, existing pond, and surrounding open space areas.



(C) **Open Space.** Quality open space for the future residents as well as the community at large is provided. The application will well exceed the open space requirement for the site.

(D) **Landscaping.** Landscaping is proposed throughout the property for beautification and focal point purposes.

(E) **Amenities.** Both active and passive amenities are proposed for residents, including an overlook structure with seating and formal greenspaces around the pond, a playground, a barbeque area, and a trail system for use by the community at large.

**II. NEIGHBORHOOD CONTEXT.** The incorporation of the proposed residential use on the subject property will complement the existing Westfields Business Park, implementing the draft Comprehensive Plan language for a mix of uses within Westfields. Appropriate vehicular and pedestrian connections and appropriate transitions to adjacent uses will be provided.

**III. ENVIRONMENT.** As previously stated, this proposal preserves areas adjacent to the RPA and EQC. Stormwater management is accommodated by the existing stormwater management pond on the property. The draft Plan language supports the provision of residential uses located within the 60 dBA airport noise contour and the applicant is committed to utilizing noise mitigation construction techniques and providing sequential disclosure and notification for all current and future homeowners. The development is designed to encourage walking and bicycling through the provision of a trail system within the site as well as connections to offsite trails. Energy efficiency measures will be incorporated into the building design.

**IV. TREE PRESERVATION AND TREE COVER REQUIREMENTS.** All required tree preservation and canopy targets will be met.

**V. TRANSPORTATION.** The introduction of residential use on the property creates a positive picture with respect to potential trip generation from the property when compared to the by-right office scenario. The incorporation of the proposed amount of residential development results in a substantial reduction in both the AM inbound peak hour trip generation and the PM outbound peak hour trip generation. These positive impacts will offset the project's impacts to the transportation network. Safe and adequate vehicular access to the public street system is provided via an extension of the road serving the adjacent office uses to the north. As previously mentioned, pedestrian connections to adjacent properties will be provided.

**VI. PUBLIC FACILITIES.** The Applicant plans to offset the project's public facility impacts with appropriate proffers as the review process continues.

**VII. AFFORDABLE HOUSING.** Affordable housing will be provided in accordance with the Ordinance and recommendations in the Comprehensive Plan.

**VIII. HERITAGE RESOURCES.** To the Applicant's knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance.

## **COMPLIANCE WITH ZONING ORDINANCE REGULATIONS**

### Article 6: Planned Development District Regulations, Sect. 6-100

The proposed use of single-family attached dwelling units is a permitted principal use in a PDH District. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. The minimum district size, bulk regulations, density and open space meet the requirements of Article 6. The proposal meets the purpose and intent of the PDH District in that the property is designed with a quality layout to insure ample provision and efficient use of open space. A range of unit sizes is proposed that will provide balance to the predominantly commercial uses within Westfields.

### Article 16: Sect. 16-101, General Standards for All Planned Developments

1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, a Comprehensive Plan amendment for Westfields (Land Unit J of the Dulles Suburban Center) that would support the provision of residential uses on the site is scheduled for public hearings in February and March. The proposed development will meet the conditions proposed in the draft Plan language in that the development intensity will not exceed 0.50 FAR, the development will create a sense of place and provide well-connected public spaces, and the development will demonstrate connectivity and logical unit orientation to ensure that the development relates to the surrounding uses rather than creating an isolated development. A variety of unit types will be provided and measures will be taken to ensure conformance with conditions related to airport noise. The Applicant is committed to a development plan and proffer package that will address impacts to public facilities, including schools and parks.
2. The application meets General Standard 2, which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The proposed development provides an urban form that better relates to the remainder of the office park rather than a traditional suburban townhome community that would be more isolated from the surrounding context. In addition, the high quality open space amenities are more feasible within a planned development.
3. General Standard 3 requires a finding that the proposal efficiently utilizes the available land, protecting and preserving to the extent possible all scenic assets and natural features. The layout of the proposed concept plan preserves and protects a



valuable and beautiful scenic asset, which is the pond on the property, and further protects land adjacent to environmentally sensitive areas.

4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. As previously explained, WBOA and the larger corporate users of the park have expressed interest in the infusion of residential uses to the park rather than the outdated campus office atmosphere. Thus, this concept of development will positively serve the Westfields Business Park by establishing a balance of uses to promote increased vitality for Westfields.
5. The proposal meets General Standard 5, as adequate public facilities are available to serve the property.
6. General Standard 6 requires a finding that the application provides coordinated linkages among internal and external facilities and services. As shown on the CDP/FDP, the proposed trail system not only connects all areas of the development internally but also provides linkages to existing trails/sidewalks in the area.

#### Article 16: Sect. 16-102, Design Standards

1. Design Standard 1 requires that the bulk regulations and landscaping and screening provisions will meet those of the conventional zoning district which most closely characterizes the particular type of development under consideration, which in this case is the R-8 District (Residential – 8 dwelling units per acre). As discussed below, modifications to this standard are proposed in order to provide the urban design and common open space areas envisioned for the development.
2. The Application will generally meet the open space, off-street parking, loading, sign and all other similar regulations set forth in the Zoning Ordinance.
3. The proposed development's streets and driveways are designed to generally conform to the applicable ordinances and regulations. As previously discussed, a network of trails and sidewalks are shown on the CDP/FDP to provide access to recreational amenities, open space, vehicular access routes, and mass transportation facilities.

#### **WAIVERS AND MODIFICATIONS**

The following waivers and modifications are requested with the proposed application:

1. Modification of the requirement for a privacy yard having a minimum area of 200 square feet for each single-family attached dwelling unit with a rear loaded garage. The Applicant requests a modification of the 200-square foot privacy yard requirement to allow a 4-foot minimum rear yard per the Typical Townhouse Layout as shown on the CDP/FDP. In recognition of the urban form of the product, the

Applicant proposes to construct rear-loaded townhouses with driveway access onto the proposed alleys, precluding the provision of rear privacy yards.

2. Modification to allow a private street to be constructed with a length of up to 1,335 feet. The Applicant requests this modification to allow full connectivity throughout the property within the context of the site.
3. Modifications of the bulk regulations and landscaping and screening requirements to generally conform to the provisions of that conventional zoning district that most closely resembles the type of development proposed to that shown on the CDP/FDP – These modifications are necessary to provide the urban design and common open space areas envisioned for the development. This includes a proposed building height of 50 feet and the setbacks per the Typical Townhouse Layout as shown on the CDP/FDP.
4. A modification to the transitional screening and barrier requirements is also listed on the CDP/FDP. Per Sect. 13-300 of the Zoning Ordinance, there are no transitional screening and barrier requirements for the proposed single-family attached dwellings. This modification is listed on the CDP/FDP for informational purposes.
5. Additional waivers/modifications are listed on the CDP/FDP to be approved at the time of site plan. The Applicant requests the Board endorse these modifications with the understanding that the Director of Land Development Services must grant approval of these modifications at the time of final engineered site plan.

## CONCLUSION

This application proposes a rezoning to facilitate the type of development envisioned by the draft Plan language for Westfields. The introduction of residential uses to this portion of the business park will help to complement and balance the commercial uses that are prevalent along Conference Center Drive, and will create positive traffic impacts relative to a by-right office scenario. The proposed urban style townhomes will provide a needed unit type that is currently not available in the vicinity of Westfields. The development's proposed layout takes advantage of the existing pond and surrounding open space areas, establishing a high-quality development with beautiful and scenic open space amenities. In addition, the provision of trail connections will benefit the larger community. To the Applicant's knowledge, there are no hazardous or toxic substances stored currently or that will be stored on the application property. With adoption of the Plan amendment for Land Unit J of the Dulles Suburban Center, the proposed use will be in conformance with the recommendations of the Comprehensive Plan and applicable Zoning Ordinance requirements. For all of the aforementioned reasons, the Applicant respectfully requests that Staff and the Planning Commission endorse, and the Board of Supervisors approve this rezoning request.

Sincerely,



Michael D. Van Atta

RZ 2019-SÜ-009

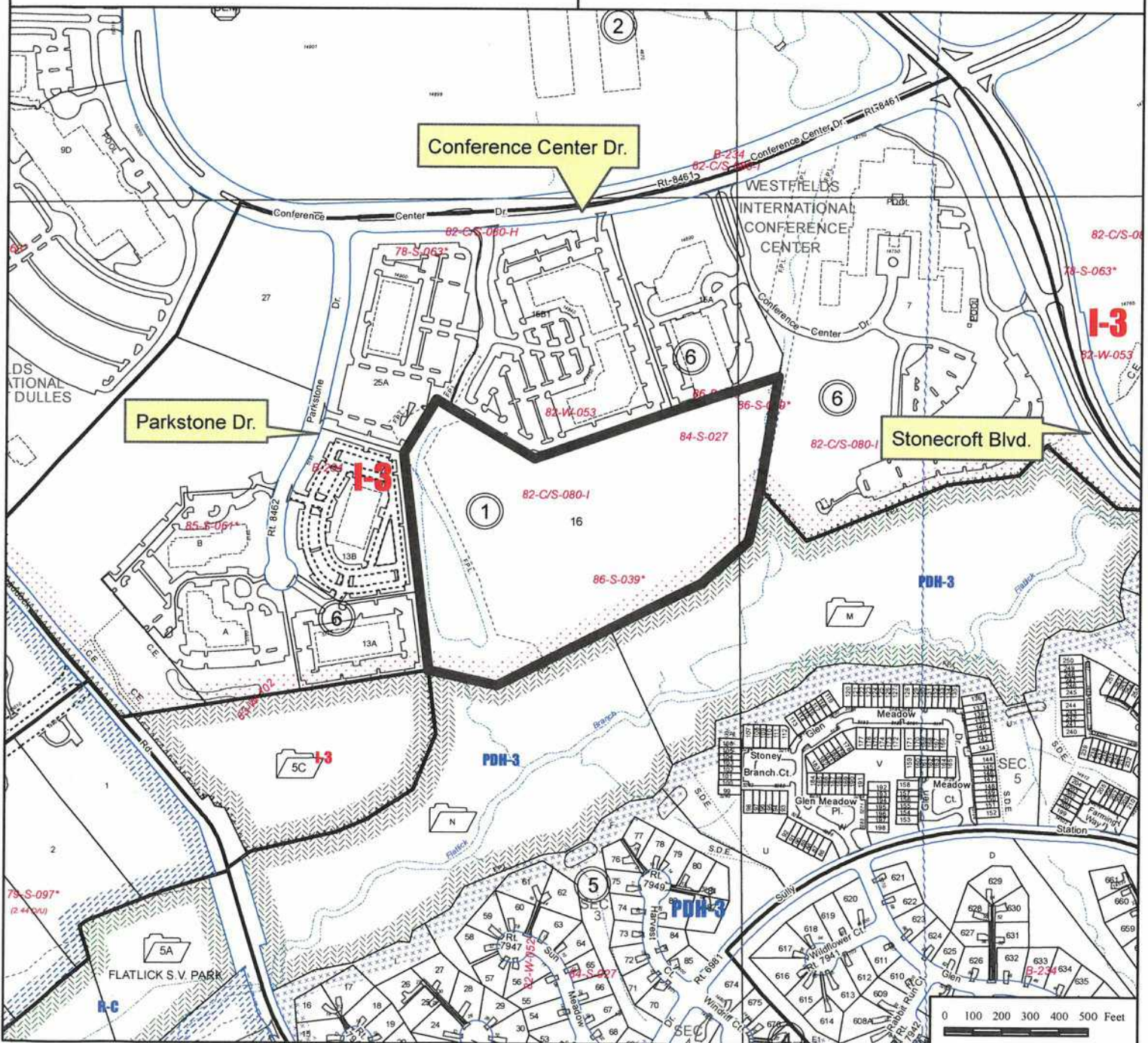
Applicant:	ELM STREET COMMUNITIES, INC.
Accepted:	05/21/2019
Proposed:	RESIDENTIAL
Area:	19.92 AC; DISTRICT - SULLY
Zoning Dist Sect:	
Located:	EAST OF PARKSTONE DRIVE AND SOUTH OF CONFERENCE CENTER DRIVE, IMMEDIATELY SOUTH OF 14800 AND 14850 CONFERENCE CENTER DRIVE

Zoning: FROM I- 3 TO PDH- 8  
Overlay Dist: WS AN EX  
Map Ref Num: 043-4- /01/ /0016

FDP 2019-SU-009

Applicant:	ELM STREET COMMUNITIES, INC.
Accepted:	05/21/2019
Proposed:	RESIDENTIAL
Area:	19.92 AC; DISTRICT - SULLY
Zoning Dist Sect:	
Located:	EAST OF PARKSTONE DRIVE AND SOUTH OF CONFERENCE CENTER DRIVE, IMMEDIATELY SOUTH OF 14800 AND 14850 CONFERENCE CENTER DRIVE

Zoning: PDH- 8  
Overlay Dist: WS AN EX  
Map Ref Num: 043-4- /01/ /0016





# Proffered Condition Amendment

PCA 78-S -063-09



Applicant:

ELM STREET COMMUNITIES, INC.

Accepted:

05/21/2019

Proposed:

DELETE LAND AREA FROM RZ 78-S-063

Area:

11.07 AC; DISTRICT - SULLY

Zoning Dist Sect:

Located:

EAST OF PARKSTONE DRIVE AND SOUTH OF  
CONFERENCE CENTER DRIVE, IMMEDIATELY  
SOUTH OF 14800 AND 14850 CONFERENCE  
CENTER DRIVE

Zoning:

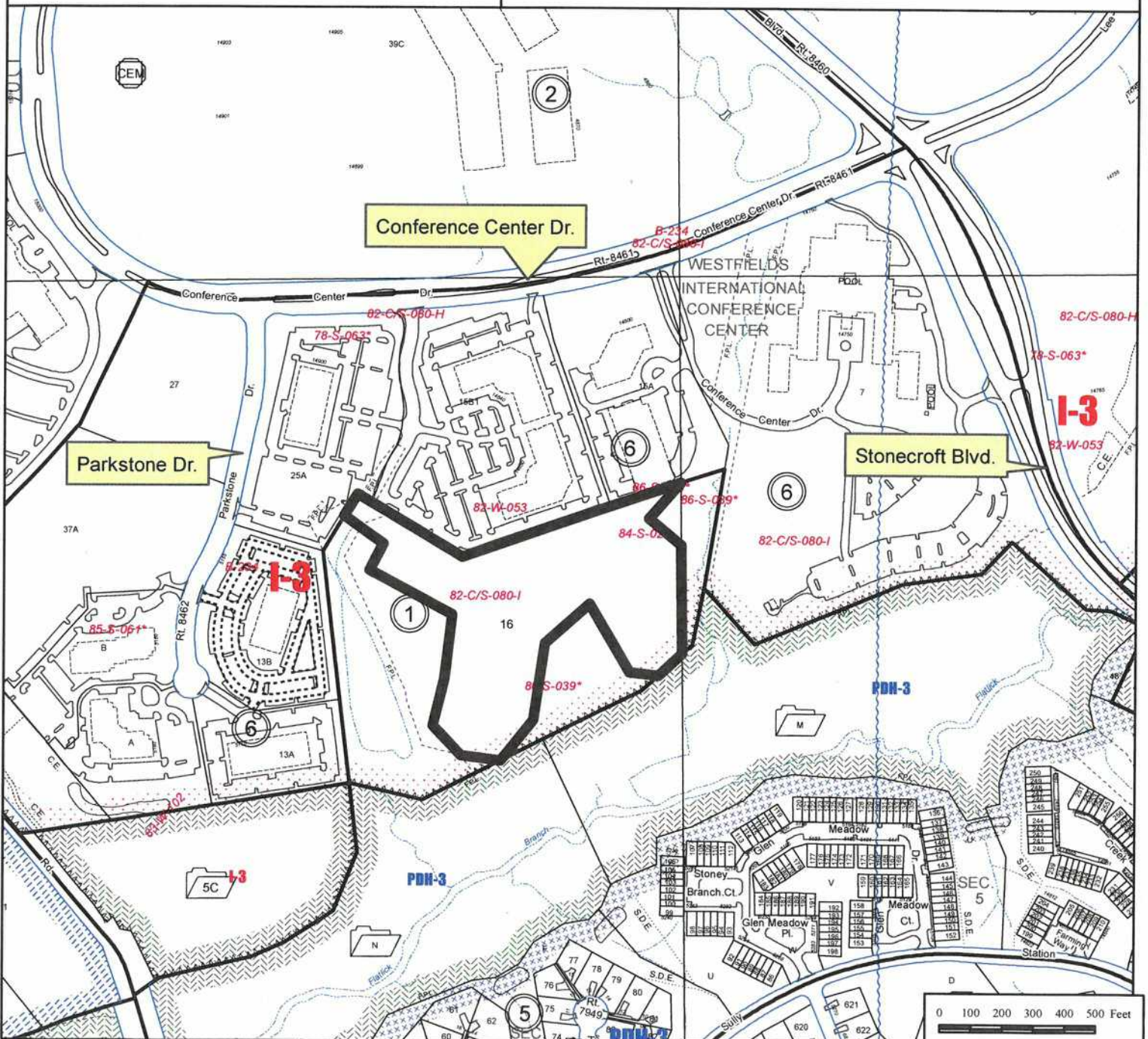
I- 3

Overlay Dist:

WS AN EX

Map Ref Num:

043-4- /01/ /0016 (pt.)





# Proffered Condition Amendment

PCA 85-S-061-06



Applicant:

ELM STREET COMMUNITIES, INC.

Accepted:

05/21/2019

Proposed:

DELETE LAND AREA FROM RZ 85-S-061

Area:

0.5 AC; DISTRICT - SULLY

Zoning Dist Sect:

Located:

EAST OF PARKSTONE DRIVE AND SOUTH OF  
CONFERENCE CENTER DRIVE, IMMEDIATELY  
SOUTH OF 14800 AND 14850 CONFERENCE  
CENTER DRIVE

Zoning:

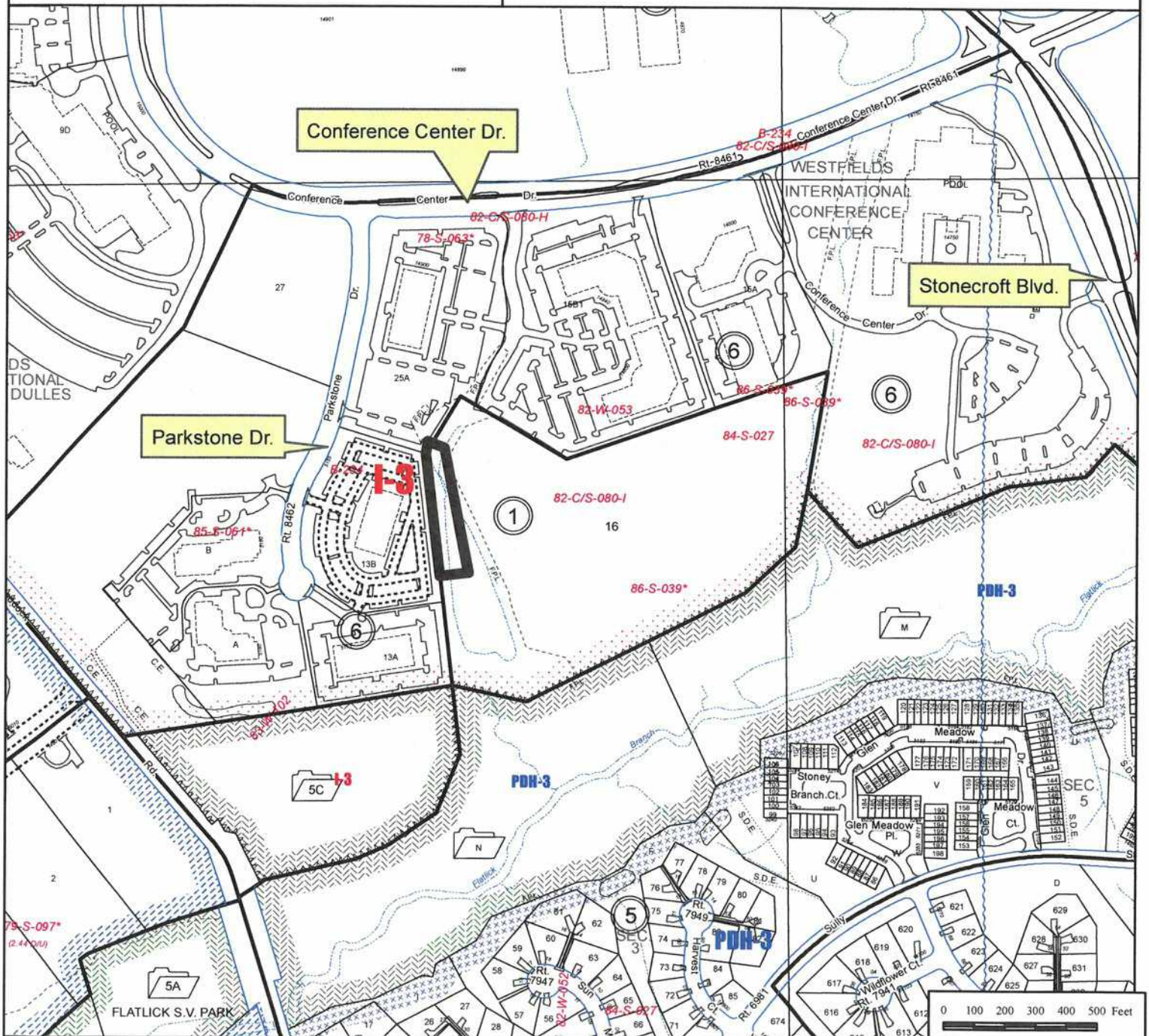
I- 3

Overlay Dist:

WS AN EX

Map Ref Num:

043-4- /01/ /0016 (pt.)





# Proffered Condition Amendment

PCA 86-S -039



Applicant:

ELM STREET COMMUNITIES, INC.

Accepted:

05/21/2019

Proposed:

DELETE LAND AREA FROM RZ 86-S-039

Area:

6.1 AC; DISTRICT - SULLY

Zoning Dist Sect:

Located:

EAST OF PARKSTONE DRIVE AND SOUTH OF  
CONFERENCE CENTER DRIVE, IMMEDIATELY  
SOUTH OF 14800 AND 14850 CONFERENCE  
CENTER DRIVE

Zoning:

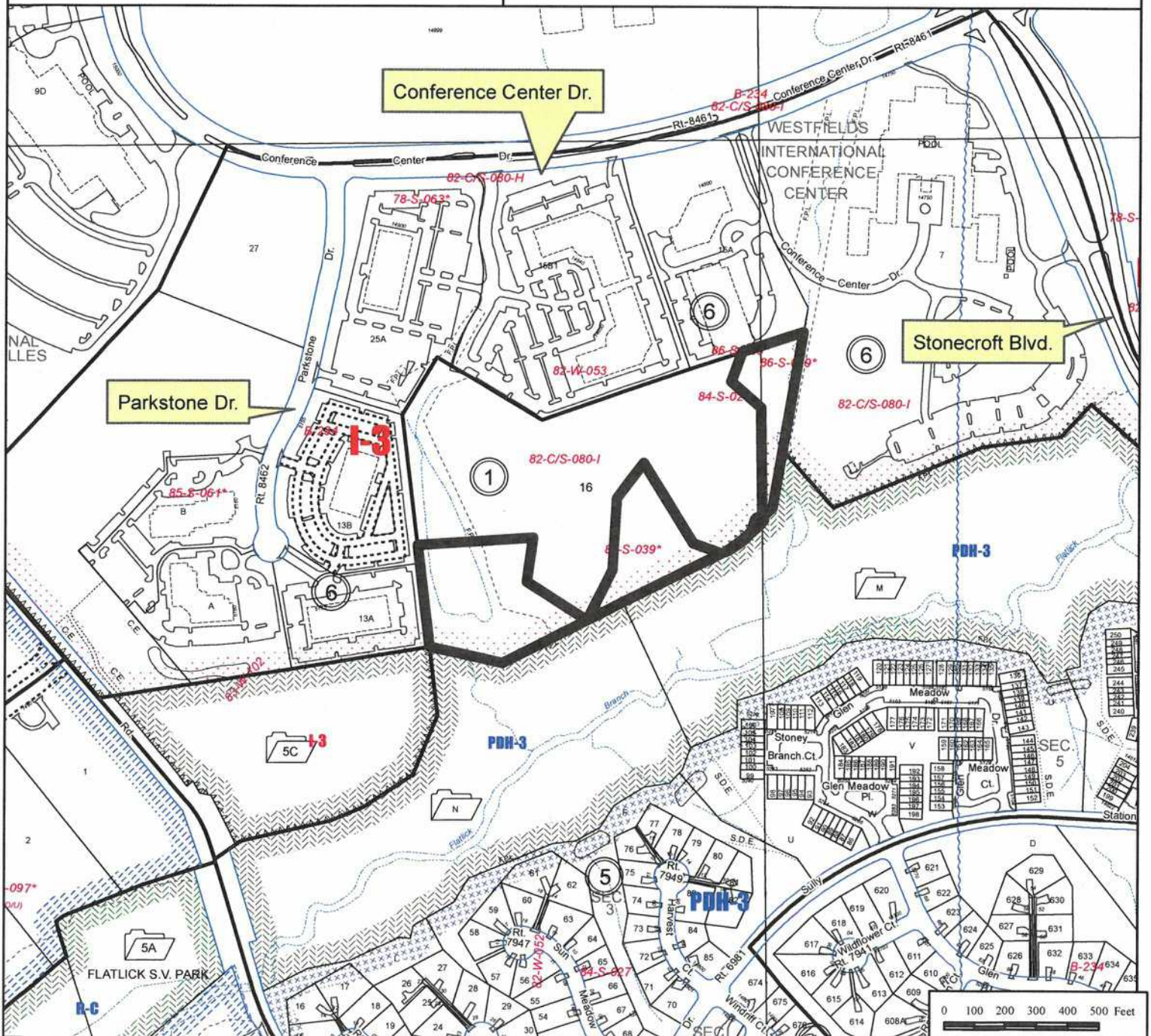
I-3

Overlay Dist:

WS AN EX

Map Ref Num:

043-4- /01/ /0016 (pt.)





# Rezoning Application

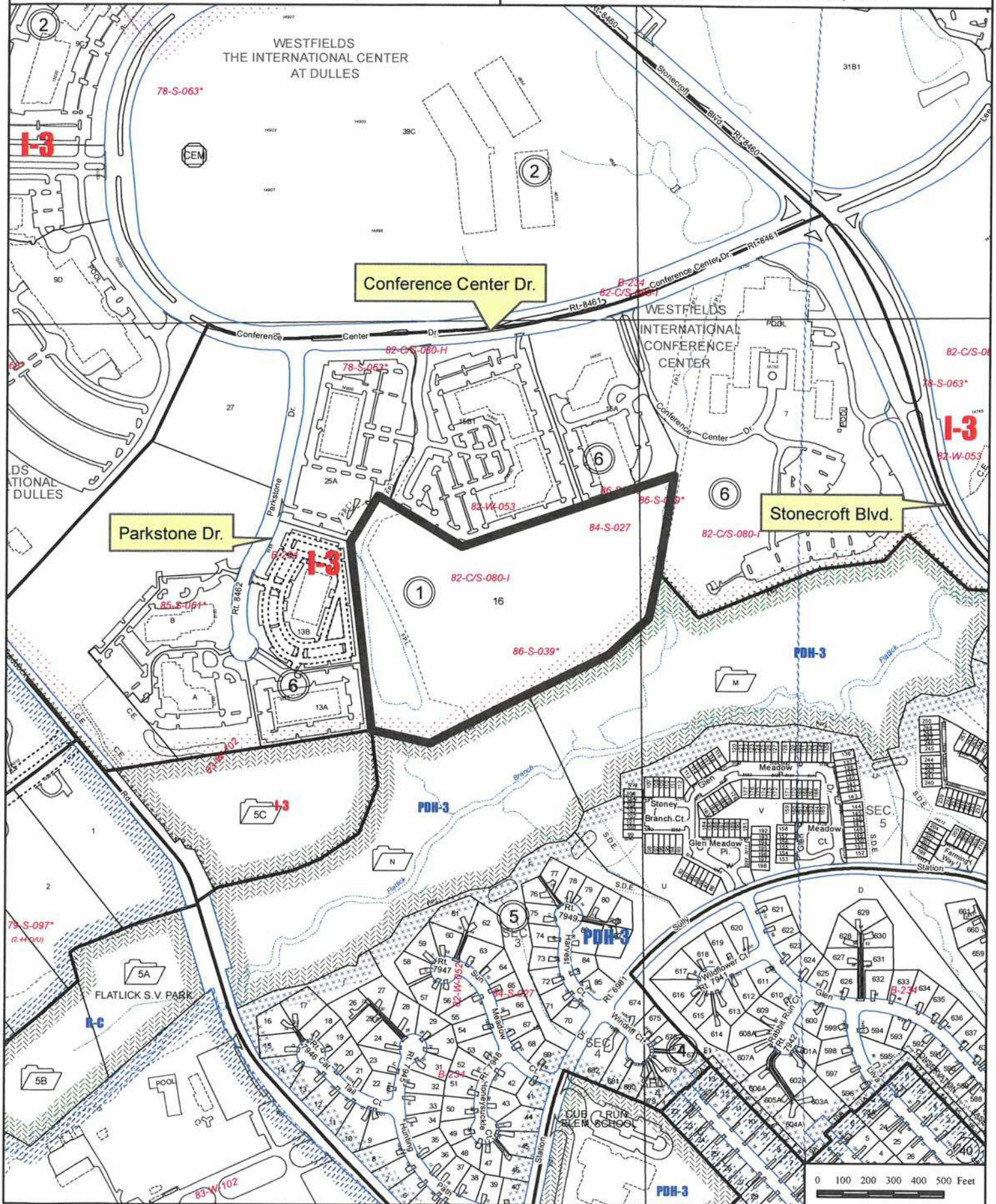
RZ 2019-SU-009

ELM STREET COMMUNITIES, INC.

# Final Development Plan

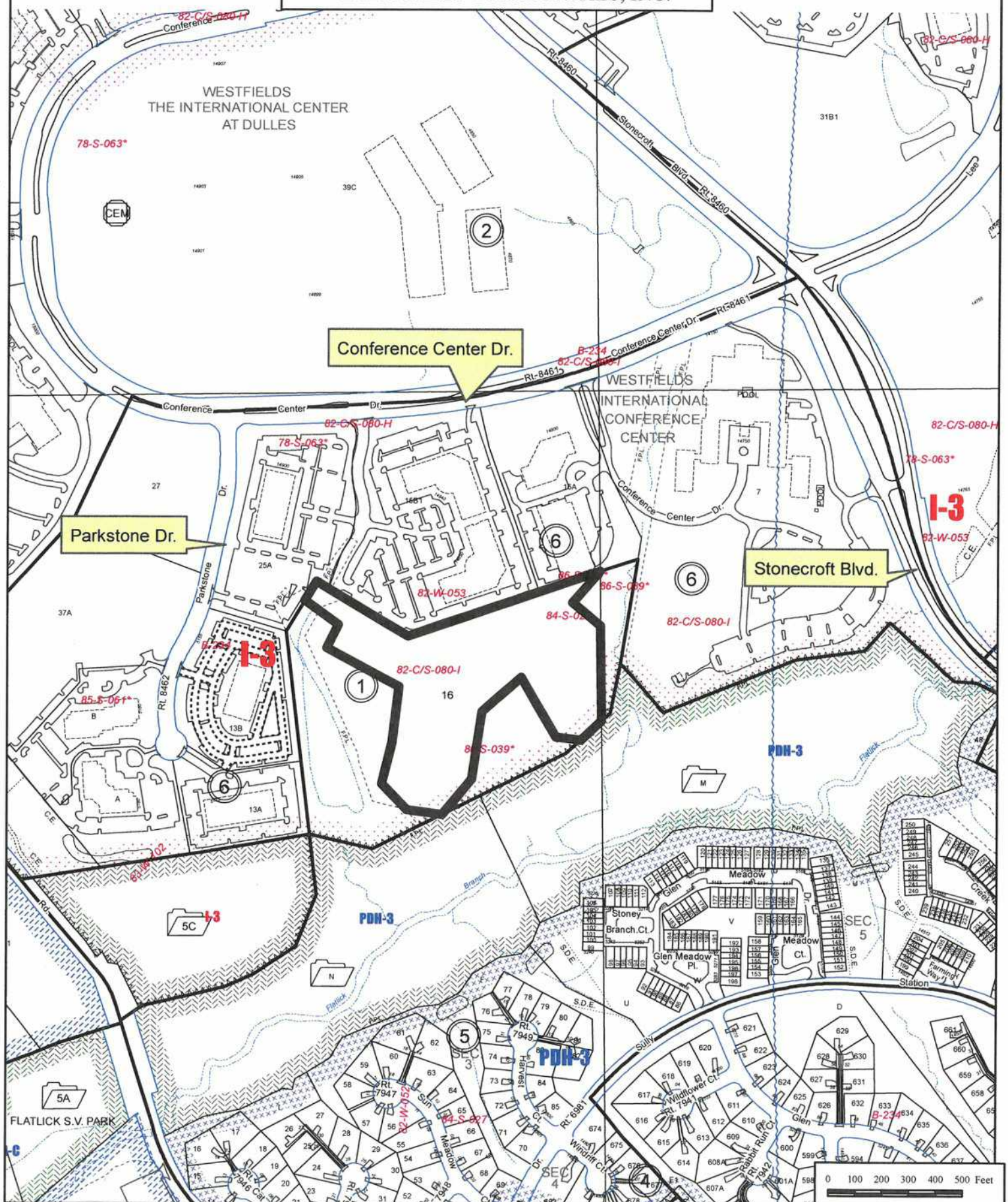
FDP 2019-SU-009

ELM STREET COMMUNITIES, INC.





## ELM STREET COMMUNITIES, INC.

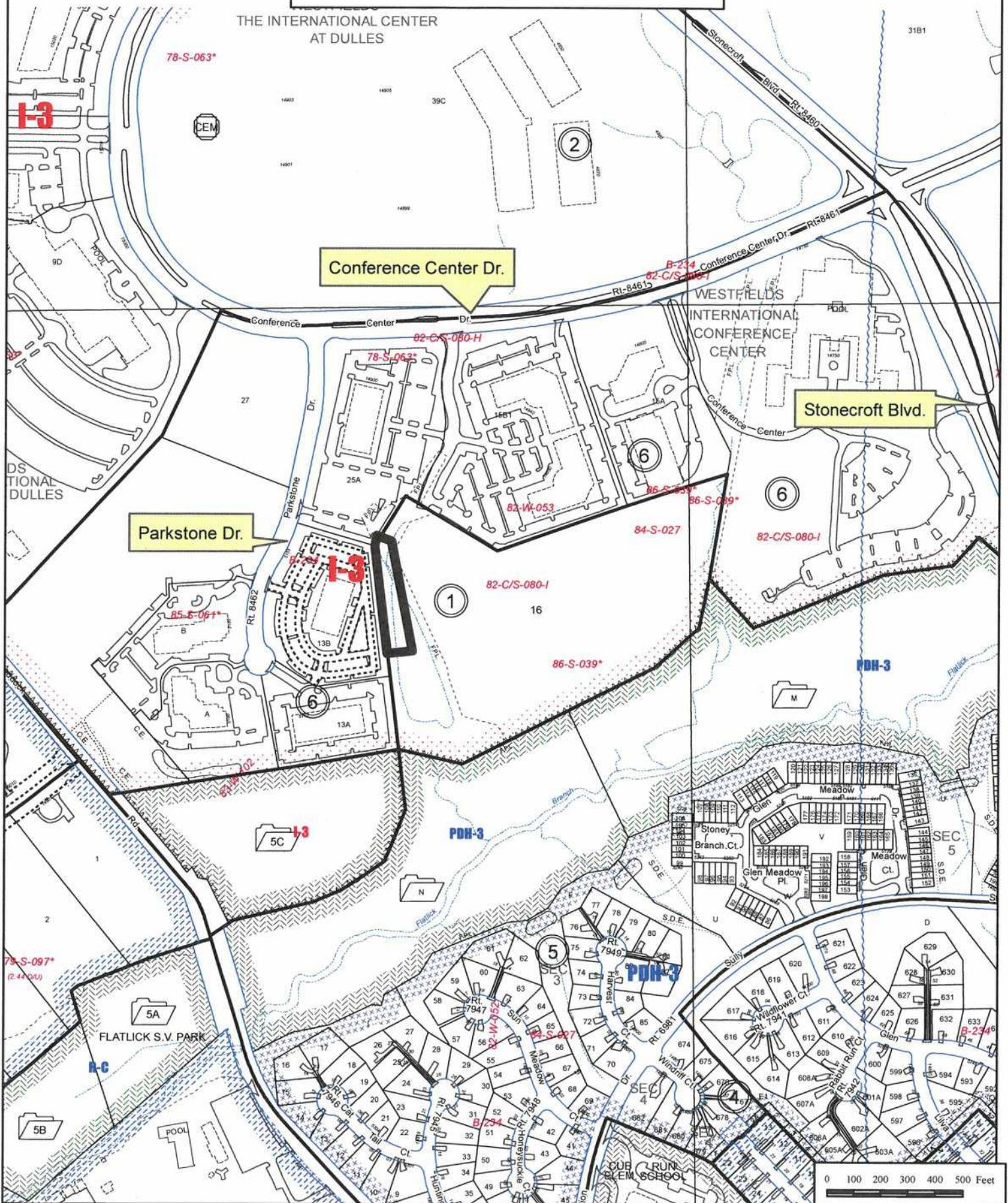




# Proffered Condition Amendment

PCA 85-S-061-06

ELM STREET COMMUNITIES, INC.

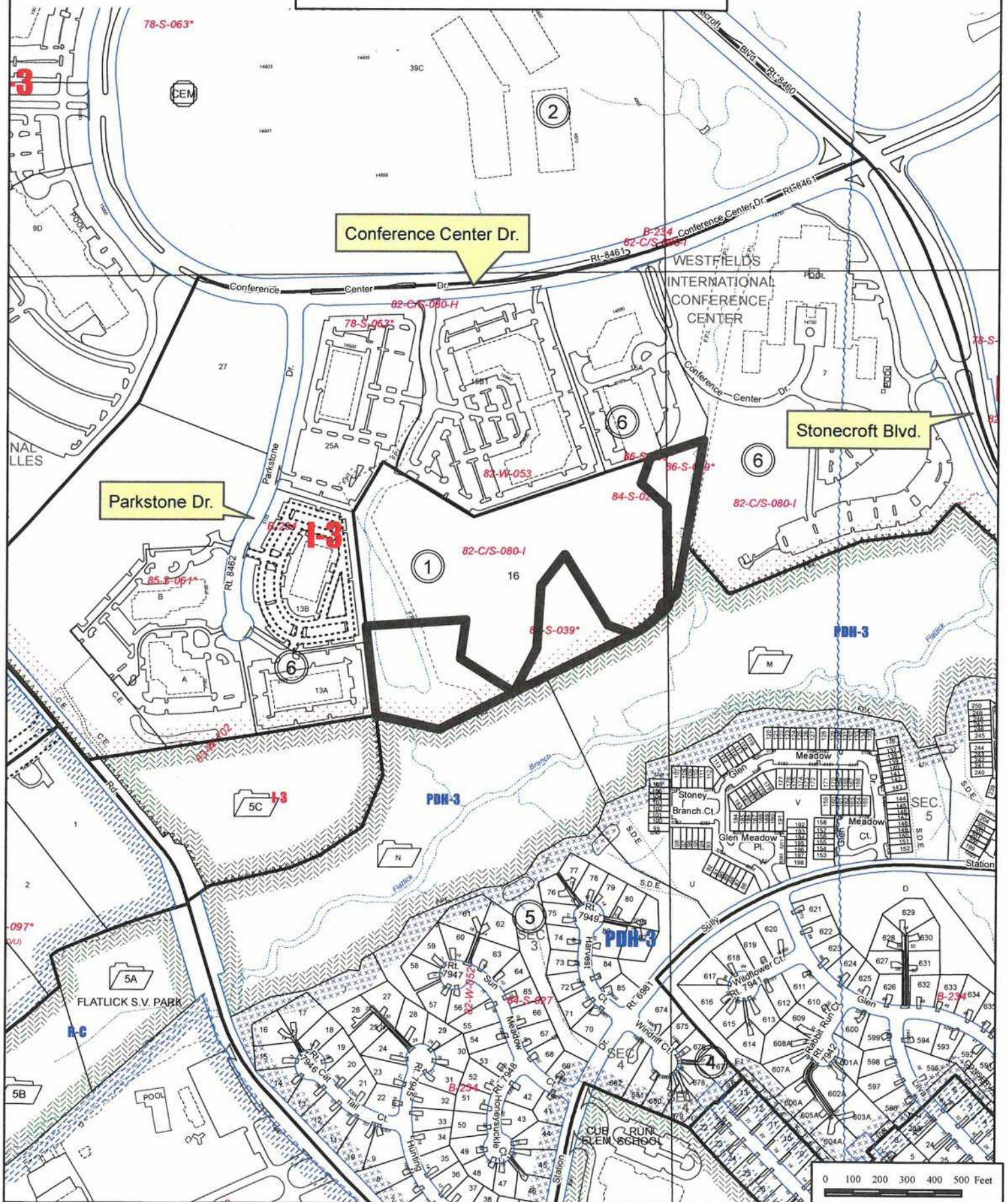




# Proffered Condition Amendment

PCA 86-S -039

ELM STREET COMMUNITIES, INC.









1. THE PROPERTY SHOWN HEREIN IS LOCATED ON HAMPTON COUNTY TAX ASSESSMENT MAP NO. 43-4-1 (11) AS PARCEL 1, AND IS ZONED 1-1-3.
2. THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME OF MISTELFELDS VENTURE, LP, AS RECORDED IN DEED BOOK 27277 AT PAGE 65, AMONG THE LAND RECORDS OF HAMPTON COUNTY, VIRGINIA.
3. THE BOUNDARY INFORMATION SHOWN HEREIN IS THE RESULT OF FIELD SURVEY BOUNDARY SURVEY PERFORMED BY WMA, INC. LAST FIELD DATE: APRIL 27, 1988.
4. THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON AN ACTUAL FIELD SURVEY THEREOF PERFORMED BY WMA, INC. USING THE HORIZONTAL DATUM SHOWN HEREIN IS BASED ON AN ACTUAL FIELD SURVEY THEREOF PERFORMED BY WMA, INC. USING THE FOLLOWING CONTROL POINTS:

- [illegible]

## 1067.571 5° 00' 10.916770 AC

19.91670 AC

[illegible]

UTILITY COMPANY		PAGE # / SHEET #
TELEPHONE.....	MT COMMUNICATIONS	NO RESPONSE AT THIS TIME
	WESTERN COMMUNICATIONS	NO RESPONSE AT THIS TIME
	VERIZON COMMUNICATIONS	NO RESPONSE AT THIS TIME
	ALERT 3	NO RESPONSE AT THIS TIME
	LEVEL 3	NO RESPONSE AT THIS TIME
GAS.....	WASHINGTON GAS	NO RESPONSE AT THIS TIME
	COLUMBIA GAS	NO RESPONSE AT THIS TIME
ELECTRIC.....	WASHINGTON VERENA POWER	NO RESPONSE AT THIS TIME
	HOSEA	NO RESPONSE AT THIS TIME
CABLE TV.....	COMCAST	NO RESPONSE AT THIS TIME
	COX COMMUNICATIONS	NO RESPONSE AT THIS TIME
WATER AND SEWER.....		NO RESPONSE AT THIS TIME
		NO RESPONSE AT THIS TIME
WASTE UTILITY.....		NO RESPONSE AT THIS TIME

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. C718-2044 WITH AN EFFECTIVE DATE OF SEPTEMBER 1, 2018 HAS BEEN INCORPORATED INTO THIS SLIPSET.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - PART I, EXCEPTIONS AND, UNLESS OTHERWISE NOTED BELOW, APPEAR TO AFFECT THE SUBJECT PROPERTY:

- [illegible]

- a. CONCRETE HEADWALLS EXTEND BEYOND THE PROPERTY BOUNDARY IN THE SOUTHWESTERN PORTION OF THE PROPERTY INTO PARCEL NN.
- b. THE TEN FOOT (10') SANITARY SEWER EASTMENT IN THE SOUTHEAST PORTION OF THE PROPERTY

[illegible]

WATER CIRCUIT

● BATIC SIGNAL POLE

○ BATIC CONTROL BOX

○ WELL

○ WFO



VICINITY MAP

VICINITY MAP

**LAND USE ATTORNEY:**  
MCGUIRE WOODS, LLP  
11760 TYSONS BOULEVARD,  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 712-6000

**Abstract:**

LANDSCAPE ARCHITECT:  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILLGER  
(703) 549-7764

[illegible]

THE RETREAT AT  
WESTFIELDS

SULLY DISTRICT  
PATERNAL COUNTY, VIRGINIA

EXISTING  
CONDITIONS  
PLAN

DRAWN BY: FE  
 DESIGNED BY: LWG  
 DATE ISSUED: FEBRUARY 24, 2019  
 DWG. NO. N/A  
 SCALE N/A  
 JOB NO. W606SAB  
 SHEET NO. C-01A





ELM STREET  
COMMUNITIES,LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND USE ATTORNEY:  
MCGUIRE WOODS, LLP  
1750 TYSONS BOULEVARD  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ  
(703) 712-5000

ARCHITECT:

LANDSCAPE ARCHITECT:  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22  
ATTN: TADE WILLGER  
(703) 549-7784

[illegible]

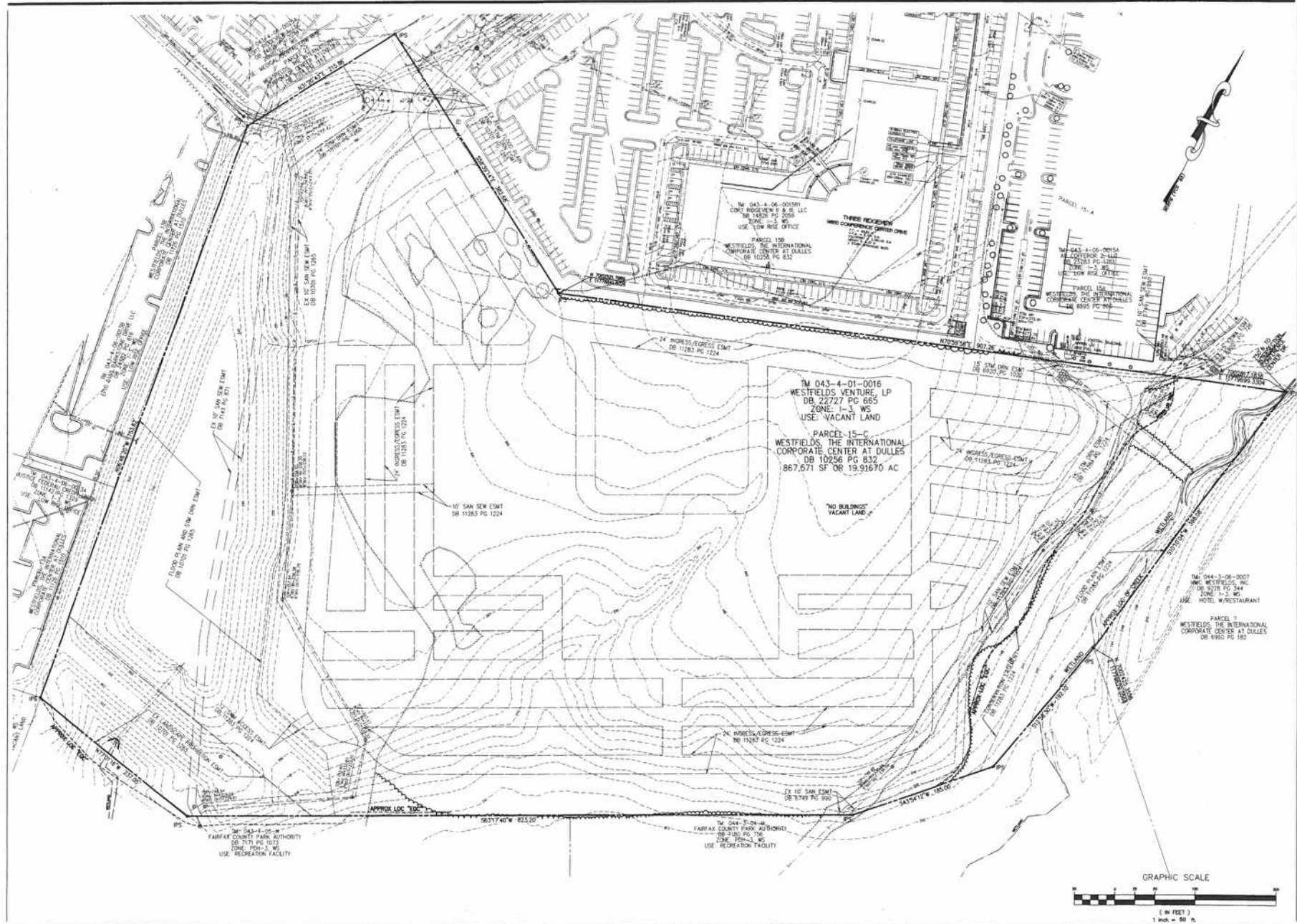
THE RETREAT AT  
WESTFIELDS

SULLY DISTRICT  
FAJFAX COUNTY, VIRGINIA

EXISTING  
CONDITIONS  
PLAN

DRAWN BY: FEJ  
DESIGNED BY: LMG  
DATE ISSUED: FEBRUARY 04, 2019  
DWG. SCALE: 1"=50'  
JOB NO.: W6065AB  
SHEET NO.: C-01B

5





## DEVELOPMENT TABULATIONS OVERALL

**SITE AREA**  
87,571 SF OR 19.9187 AC.

**PROPOSED ZONING**  
PDH-B PRINCIPAL USE, SINGLE FAMILY ATTACHED (7th)  
MINIMUM DISTRICT SIZE 2 ACRES - PROVIDED 19.9187 ACRES

**BUILDING/AREA TABULATIONS (SEE NOTE NOTE 16)**

TOTAL SINGLE FAMILY ATTACHED (7th) GSF = 485,104 SF

TOWNHOUSE	NUMBER OF UNITS	WIDTH (FT)-	MAX. LENGTH (FT)-	NUMBER OF FLOORS	GARAGE AREA (SF)-	TOTAL FLOOR AREA PER UNIT EXCLUDING GARAGE(SF)-	TOTAL FLOOR AREA ALL UNIT TYPES (SF)-
TYPE A	56	16	42	4	230	132,608	132,608
TYPE B	54	20	42	4	400	139,840	139,840
TYPE C	48	22	44	4	400	144,656	144,656
158						417,104	417,104

GRAND TOTAL GSF 417,104 SF

UNITS NOTE: The number of A, B, C units may be increased or decreased at Final Site Plan provided the total number of units does not exceed 158 units and that the amount of open space is not decreased.

FLOOR AREA RATIO (FOR INFORMATION ONLY)

MAXIMUM FAR 50 OR 433.780 SF  
MAXIMUM FAR WITH ADJ. 50 OR 520.543 SF  
PROPOSED FAR WITH ADJ. 485.104 SF / 867.517 SF FOR INFORMATION ONLY.

\* WE RESERVE THE RIGHT TO INCREASE BUILDING SQUARE FOOTAGE TO 520,543 SF WITH FINAL ARCHITECTURE

NUMBER OF DWELLING UNITS 158 UNITS  
SINGLE FAMILY ATTACHED UNITS

NUMBER OF DWELLING UNITS 158 UNITS  
SINGLE FAMILY ATTACHED UNITS

AFFORDABLE DWELLING/WORKFORCE UNITS:  
ADU AND MUDS WILL BE MET AS REQUIRED UNDER PART 9 OF ARTICLE 2 OF THE ZONING ORDINANCE  
FINAL CALCULATIONS TO BE PREPARED AT FINAL SITE PLAN AS PROPOSED.

BUILDING HEIGHT PROPOSED  
TOWNHOUSES: 30 FT

OPEN SPACE (NOT INCLUDING DENSITY CREDIT AREA)  
REQUIRED 25% 218,778 SF (49.86 AC.)  
PROVIDED 81% 485,104 SF (10.23 AC.)

## PARKING TABULATIONS

TOWNHOUSES: 158 UNITS  
PARKING REQUIRED: 2.7 / UNIT (158 x 2.7) = 736 SPACES  
GARAGE PARKING 212 SPACES  
46(20) x 24 (108,482) x 14 (48,561) x 14 (56)  
DRIVEWAY SPACES 96 SPACES  
46(22) x 24 (56)  
SURFACE SPACES 250 SPACES  
TOTAL PARKING PROVIDED 510 SPACES

## SOILS MAP 1"=1000'



## SOIL TYPE CLASSIFICATION

TAX MAP NO. 043-010(1) PARCEL 18

12 - CHANTLEY LOAM  
550 - PENN. SILT LOAM  
55C - PENN. SILT LOAM

## TIA DETERMINATION

Subject: No. 10, 12th Development Report / The Retreat at Westfields / Tax Map 043-010(1)

The proposed development of approximately 160 residential townhouses on an vacant site located south of Conference Center Drive and west of Greenfield Blvd (24-441170) State and local roads (US-28, VA-28).

Additional review by Fairfax County Transportation (FCDOT) will occur with zoning application. The county's county engineer, if additional transportation issues need to be addressed, will coordinate with zoning staff to coordinate and contact you.

Please include this email correspondence with your application submittal. I am including zoning staff for notification purposes.

Thanks and have a wonderful day!

Amy Staley, Planning Technician II  
Transportation Planning Section  
Site Analysis Section  
Fairfax County Department of Transportation  
(703) 246-1000

## ENTITLEMENT NOTES

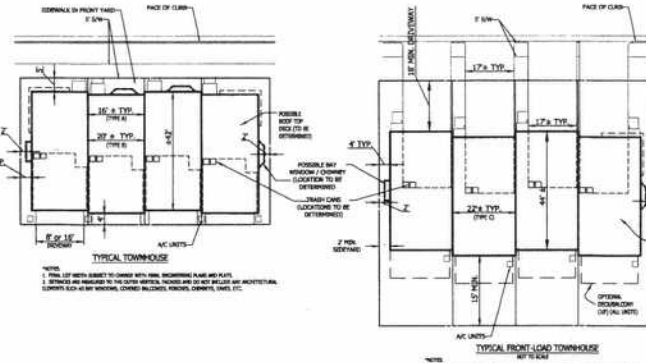
- THE SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY VIRGINIA TAX MAP AS 043-010(1) PARCEL 18 AND IS ZONED PDH-B. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-3 TO PDH-B AND TO DEVELOP THE PROPERTY AS SHOWN ON THIS APPLICATION.
- THE PROPERTY SHOWN HEREIN IS PART OF THE WESTFIELDS, LLC AS RECORDED IN DEED BOOK 10143 AT PAGE 1265 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
- THE PROPERTY IS LOCATED IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP/PRIME FLOODPLAIN PANEL NUMBER 5155525 0025 D, FOR FAIRFAX COUNTY, VIRGINIA DATED MARCH 5, 1990.
- THE DEVELOPMENT OF THE SUBJECT PROPERTY IS TO BE IN CONFORMANCE WITH THE DEVELOPMENT GUIDELINES FOR WESTFIELDS, THE INTERNATIONAL CORPORATE CENTER AT DULLES, DATED SEPTEMBER 1986 AND REVISED JUNE 1988/AUGUST 1990.
- THE BOUNDARY INFORMATION WAS PREPARED BY VIKI VIRGINIA, LLC. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-04.
- THE HORIZONTAL DATUM IS BASED ON AN ACTUAL FIELD RUN TRAVERSE PERFORMED BY VIKI, INC.
- THE TOPOGRAPHY SHOWN HEREIN WAS FIELD VERIFIED BY VIKI VIRGINIA, LLC. THE VERTICAL DATUM IS REFERRED TO THE MEAN SEA LEVEL DATUM OF 1985. HOWEVER, THE CONTOUR INTERVAL IS TWO (2) FEET. SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-04.
- THERE ARE NO AREAS OF ENCROACHMENTS INTO MAJOR FLOODPLAINS OR RESOURCE PROTECTION AREAS (PPA) ON THIS SITE. THIS SITE IS IN A RESOURCE MANAGEMENT AREA (RMA). SEE EXISTING CONDITION SOURCE NOTES ON SHEET C-04. A PORTION OF THE SITE IS RMA. LINE SHOWN IS AN APPROXIMATE FIELD VERIFICATION FROM NOVEMBER 9, 2018. AN RPA DELINEATION WILL BE FILED CONCURRENTLY. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN A RMA ZONE. MAJOR AND MINOR FLOOD PLAINS (81918F-011) CURRENTLY EXIST ON THE PROPERTY.
- STORMWATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE IN THE EXISTING WET POND. THE STORMWATER DETENTION CRITERIA AND METHODOLOGY WAS GRANTED BY THE PREVIOUS APPROVED SITE PLAN OR THE SITE. (81750-04-1). WATER QUALITY MAY BE SUPPLEMENTED WITH BELOW GROUND URBAN BMP SYSTEMS TO MEET PM10 CHAPTER 1 SECTION 9.A ARTICLE 7 TO JULY 1, 2024 CRITERIA. AN ASSOCIATE STORM DRAINAGE SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL, STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY. (REFER TO THE DRAINAGE SHEETS AS PART OF THIS SET).
- PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
- THE SITE IS ADJACENT TO A STREAM VALLEY WITH AN RPA (SEE NOTE 8). THE SITE DOES HAVE AN ENVIRONMENTAL QUALITY CORRIDOR PER (EQC) PER THE COMPREHENSIVE PLAN DEFINITION.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT SITE.
- THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
- THERE ARE NO EXISTING RESIDENTIAL STRUCTURES ON THE SUBJECT APPLICATION.
- THE DEVELOPMENT PROPOSED WITH THIS APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON SHEET C-03.
- DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. ADDITIONALLY, THE TIMING OF THE DEVELOPMENT REMAINS SUBJECT TO CHANGE DUE TO PROPERTY/REAL ESTATE MARKET FACTORS. PHASING MAY BE UNDERTAKEN IN ANY SEQUENTIAL ORDER.
- ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS, PARTS 118.4, 302.4 AND 303.4, ALL HAZARDOUS WASTE, AS SET FORTH IN VIRGINIA AND/OR PETROLEUM PRODUCTS AS SET FORTH IN TITLE 46, CODE OF FEDERAL REGULATIONS, PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON SITE WILL BE HANDLED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. THE APPLICANT IS NOT AWARE OF ANY EXISTING OR PROPOSED UNDERGROUND STORAGE TANKS OR CONTAINERS.
- THE APPLICATION SITE IS NOT LOCATED WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT.
- SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.
- ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PM10 CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED WITH THE SITE PLAN. ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PM10 CRITERIA. THE DESIGN SPEED SHALL BE DETERMINED AT TIME OF FINAL ENGINEERED SITE PLAN. PRIVATE STREETS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS OR A COMMON OWNERS ASSOCIATION.
- THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON THIS APPLICATION MAY BE MODIFIED ADMINISTRATIVELY BY THE OFFICE OF ZONING WITHOUT REQUIRING REZONIFICATION.

## AFFORDABLE DWELLING UNIT NOTE

- ALL UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 2 OF THE ZONING ORDINANCE AND AS OUTLINED IN THE PROFFERS.

## CDP ELEMENT NOTES

- THIS APPLICATION IS A COMBINED CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP). IT IS UNDERSTOOD THAT THE PROFFERED ELEMENTS OF THE CDP ARE LIMITED TO THE GRID OF STREETS. GENERAL LOCATION OF THE POINTS OF ACCESS, GENERAL LOCATION OF THE BUILDING, GENERAL USES, MAXIMUM GROSS FLOOR AREA (GFA), MAXIMUM BUILDING HEIGHTS, BUILDING LINE, AMOUNT AND GENERAL LOCATION AND CHARACTER OF URBAN PARK LAND AND GENERAL QUALITY AND CHARACTER OF THE STREETScape. THE APPLICANT HAS THE OPTION TO REQUEST A FINAL DEVELOPMENT PLAN AMENDMENT (FDPA) FOR ELEMENTS OTHER THAN THE PROFFERED ELEMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE ZONING ORDINANCE.
- BUILDING FOOTPRINTS, GARAGES AND ROADS SHOWN HEREON MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY WITH FUTURE PLAN AMENDMENTS WITHOUT THE NEED TO AMEND THE CDP AS OUTLINED IN THE PROFFERS PROVIDED THAT THE MINIMUM AND MAXIMUM DEVELOPMENT TABULATIONS SHOWN HEREON AND AS PROFFERED ARE MAINTAINED.
- ACCESSORY FEATURES AND USES AS IDENTIFIED UNDER ARTICLES 2 AND 10 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP. THESE FEATURES AND USES MAY BE PROVIDED BUT ARE NOT LIMITED TO THE FOLLOWING:  
A. CORNICES, CANOPIES, AWNINGS, BALCONIES AND OTHER SIMILAR FEATURES.  
B. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOPS.  
C. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS, TRANSFORMERS AND OTHER SIMILAR UTILITY EQUIPMENT.  
D. BAY WINDOWS, DRELS AND CHIMNEYS.  
E. ACCESSIBILITY IMPROVEMENTS AND LAWN BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.  
F. OUTDOOR DECORATIONS NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.  
G. ACCESSORY STRUCTURES.  
H. FLAG POLES.  
I. FENCES.  
J. DECORATIVE WALLS FOR LANDSCAPING NOT OVER THREE (3) FEET IN HEIGHT ABOVE THE FINISHED GRADE.

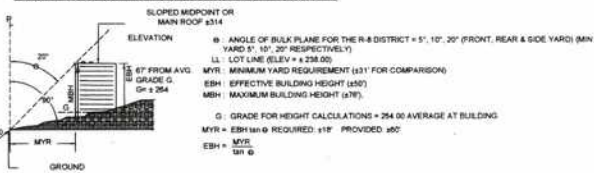


## YARD DIMENSIONS

TOWNHOUSE	Front (Min.)	Rear (Min.)	Side (Min.)
TYPE A	4'	4'	4'
TYPE B	4'	4'	4'
TYPE C	15'	15'	4'

SETBACKS ARE MEASURED TO THE OUTER VERTICAL FACADE. ARCHITECTURAL ELEMENTS SUCH AS BAY WINDOWS, COVERED BALCONIES, CANOPIES, PORCHES, CHIMNEYS, EAVES, ETC. MAY PROJECT INTO YARDS.

## BULK PLANE ILLUSTRATION (FOR INFORMATION ONLY)



THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDH-B DISTRICT. THIS GRAPHIC DEPICTION OF THE B-S DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

## FDP ELEMENT NOTES

- FINAL ENGINEERED SITE PLANS AND ARCHITECTURAL DESIGNS ARE SUBJECT TO THE MINOR MODIFICATIONS BELOW SO LONG AS THE CHANGES ARE DEEMED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SUBJECT PLAN AS DETERMINED BY THE ZONING ADMINISTRATOR PER SECTION 16-403 OF THE ZONING ORDINANCE.
- THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDINGS, PARKING STRUCTURES AND/OR ROADS SHOWN ON THIS APPLICATION ARE SUBJECT TO ADJUSTMENT AND REPRESENT WITH FINAL ENGINEERED SITE PLANS.
- FINAL LIMITS OF CLEARING AND GRADING MAY NOT NECESSARILY INCLUDE WORK WITHIN THE FOOT OF ADJ. SEPARATE PUBLIC IMPROVEMENTS (PI) AND HAVE BEEN SUBMITTED. RETAINING WALLS, ELEVATIONS AND HEIGHT LIMITS SHALL BE DETERMINED AT ENGINEERED SITE PLANS.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 13 OF THE Z.O. UNLESS MODIFIED OR WAIVED AS SHOWN ON THIS SHEET. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AND FURTHER REFINED, IN CONFORMANCE WITH ASSOCIATED PROPERTIES AT THE TIME OF FINAL ENGINEERED SITE PLANS. THE QUANTITIES, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERS.
- THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED AT FINAL ENGINEERED SITE PLANS. THE NUMBER AND/OR LOCATION OF PARKING SPACES AT THE TIME OF FINAL ENGINEERED SITE PLANS PROVIDE THE QUANTITY OF SPACES IS IN ACCORDANCE WITH THE Z.O.
- THE GRADING AND UTILITIES SHOWN HEREON MAY BE REFINED AT TIME OF FDP(S) AND FINAL ENGINEERED SITE PLANS.
- THE LOCATION AND TYPE OF SIDEWALK AND TRAILS SHOWN HEREON MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLANS SUBJECT TO DPWS, VDOT AND/OR FCOT APPROVAL.
- ELECTRICAL TRANSFORMER, VAULT AND SWITCH LOCATIONS AND DESIGNS MAY BE REFINED AT TIME OF FINAL ENGINEERED SITE PLANS.
- WE RESERVE TO RIGHT TO ADD ADDITIONAL RETAINING WALLS UP TO 5' AS NEEDED AT FINAL SITE / SUBDIVISION PLAN.

## DEVELOPMENT SPECIAL AMENITIES LIST

- PICNIC AND COOKING/BARBECUE AREA
- TOTLOT
- LOOKOUT PER
- TOTLOT
- IF WIDE TRAIL
- COMMUNITY OPEN SPACE PARK

## COMPREHENSIVE PLAN

THE PROPERTY IS LOCATED WITHIN LAND UNIT 2 OF THE DULLES SUBURBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. A COMPREHENSIVE PLAN AMENDMENT FOR LAND UNIT 2 THAT WOULD SUPPORT THE PROVISIONS OF RESIDENTIAL USES ON THE PROPERTY IS SCHEDULED FOR PLANNING COMMISSION AND BOARD OF SUPERVISORS PUBLIC HEARINGS ON FEBRUARY 27 AND MARCH 5, RESPECTIVELY. THE PROPOSED DEVELOPMENT WILL MEET THE CONDITIONS PROPOSED IN THE DRAFT PLAN LANGUAGE IN THAT THE DEVELOPMENT INTENSITY WILL NOT EXCEED 5.00 FAR. THE DEVELOPMENT WILL CREATE A SENSE OF PLACE AND PROVIDE WELL-CONNECTED PUBLIC SPACES. AND THE DEVELOPMENT WILL DEMONSTRATE CONNECTIVITY AND LOGICAL UNIT ORIENTATION TO ENSURE THAT THE DEVELOPMENT RELATES TO THE SURROUNDING USES RATHER THAN CREATING AN ISOLATED DEVELOPMENT. A VARIETY OF UNIT TYPES WILL BE PROVIDED AND MEASURES WILL BE TAKEN TO ENSURE CONFORMANCE WITH CONDITIONS RELATED TO AIRPORT NOISE. THE APPLICANT IS COMMITTED TO A DEVELOPMENT PLAN AND PROPER PACKAGE THAT WILL ADDRESS IMPACTS TO PUBLIC FACILITIES, INCLUDING SCHOOLS AND PARKS.

## SCENIC ASSETS

THE SITE BACKS TO AN RPA AND AN ENTIRELY WOODED EDC. AN EXISTING SWM WET POND WILL BE A FEATURE FOR THE COMMUNITY WITH A DEVELOPED ADJACENT COMMUNITY PARK.



PREPARED FOR:  
ELM STREET  
COMMUNITIES, LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND USE ADVISORY:  
MCGUIRE WOODS, LLP  
1750 TYSONS BOULEVARD  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 712-5000

ARCHITECT:

LANDSCAPE ARCHITECT:  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILGIER  
(703) 494-7784



REVISIONS	DATE
ACCEPTANCE	02/01/2023

THE RETREAT AT  
WESTFIELDS  
FAIRFAX COUNTY, VIRGINIA

## NOTES

DESIGNED BY: RL  
DATE ISSUED: FEBRUARY 01, 2023  
SCALE: AS SHOWN  
NO: W606SAB  
SHEET NO: C-02



# THE RETREAT AT WESTFIELDS

## REQUESTED PUBLIC FACILITIES MANUAL (PFM) WAIVERS & MODIFICATIONS

#VV0605AB

CDP Waiver	Section	Requirement	Proposed Waiver/Modification	Justification	Approving Agency
1	6-427.2	A primary yard having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit.	The Applicant requests a modification of the 200-square-foot primary yard requirement to allow a 4' foot easement area that the Typical Townhouse Layout as shown on sheet C-02 of the CDP. The Applicant requests a modification to allow a 4' foot easement area adjacent to the proposed townhouse units, resulting in provision of rear primary yards.	In recognition of the urban nature of the project, the Applicant proposes to construct rear-lot easement areas into the proposed lots, resulting in provision of rear primary yards.	Board of Supervisors
2	11-302	No Private street shall exceed 600 feet in length.	The Applicant requests a modification to allow Private Street to be constructed with a length of up to 1,300 feet.	The Applicant requests this modification to allow full connectivity throughout the property within the context of the site.	Board of Supervisors
3	13-302	Transitional screening and barrier requirements (Section 13-302 and 13-303, and 304).	In accordance with Section 13-302.3, the Applicant requests a modification of the screening and barrier requirements of Sections 13-302, 13-303, and 304. Section 13-302.3 states: "Screening and barrier requirements are not required along any proposed use in the base zoning use although this information is shown if the office use was being built over to new use." Another boundary adjacent to the existing building, 75' of existing parcel and proposed phasing as shown on Sheet L-01. Waiver of the barrier. Section boundary adjacent to the existing building, 75' of existing parcel and proposed phasing as shown on Sheet L-01. Waiver of the barrier. Section boundary adjacent to the existing building, 75' of existing parcel and proposed phasing as shown on Sheet L-01. Waiver of the barrier.	Due to the urban nature of the site, strict adherence to these provisions would reduce the usable area, thereby precluding reasonable use of the property. These areas have been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques as shown on the PDP. 13-302 per 2 & 3	Board of Supervisors
4	16-102.1	Design Standards for Planting Developments	The Applicant requests a modification of the landscape and landscaping and screening requirements to generally conform to the provisions of that recommended zoning district that most closely resembles the type of development proposed.	These modifications are required to provide the urban design envisioned for the development and maintain consistency with the comprehensive plan.	Board of Supervisors
5	17-301.3B	Construction of vehicular access connections to adjacent properties for inter-portal access.	The Applicant requests a modification to the provision to construct travel lanes, service drives, driveways or other access connections which permit vehicular travel on the site to and from adjacent properties when adjacent to minor arterial or collector streets.	All properties adjacent to this site are developed. Inter-portal connections were not provided from these sites to ours.	Director of Land Development Services - request at time of site plan
6	17-301.7	Installation of "No Parking" signs along travel lanes or service drives to prohibit parking.	The Applicant requests a modification of the requirement for the installation of "No Parking" signs to more than 50 feet apart along travel lanes and service drives. To allow the Applicant to establish parking control zones and methods along private streets within and adjacent to the development in coordination with PCSOP.	To allow the Applicant to establish parking control zones and methods along private streets within and adjacent to the development, the Applicant is seeking the right to appropriately control traffic patterns within the urban neighborhood with signage to that of the fire code signage spacing.	Director of Land Development Services - request at time of site plan

P:\projects\060506\16PDA\PLAND\060506AB 20 Waivers & Mods.doc

## REQUESTED PUBLIC FACILITIES MANUAL (PFM) WAIVERS & MODIFICATIONS

#VV0605AB

The following PFM waivers/modifications are required from the Director to support the design elements and preferred commitments of the application. Applicant requests the Board endorse these waivers and modifications with the understanding that the Director must grant at the time of final engineered site plan.

CDP Waiver	Section	Requirement	Proposed Modification	Justification	Approving Agency
1	12-0511.4	When a development is divided into phases or sections, each phase or section shall be treated separately across the different site.	Allow for the 10-year Tree Canopy Requirements not to be treated separately across the different site.	The Applicant requests a deviation due to the coordinated nature of the redevelopment of the district phases under one development plan and the urban nature of the project.	Director of Land Development Services - request at time of site plan
2	12-0508.3A (1) - 3A (2)	The percentage of the development's site covered by all tree canopy shall equal to the minimum portion of the site, 10-year tree canopy requirement to be met by preservation.	Approximately three quarters of the site will be cleared and graded as part of the proposed development.	Applicant request a deviation of the tree preservation target as allowed for under 12-0508.3A, the Tree Canopy requirement letter sheet.	Director of Land Development Services - request at time of site plan

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DESIGNER PLANNER SURVEYOR  
LANDSCAPE ARCHITECT GEOMETRIC  
VIA DESIGN LLC  
1100 GREENWOOD DRIVE SUITE 200  
TYSON, VIRGINIA 22102  
PHONE (703) 442-7800  
FAX (703) 761-1292  
TYSON, VA, GREENWOOD, MD

### PREPARED FOR:

ELM STREET  
COMMUNITIES LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

### LAND-USE ATTORNEY:

MCGUIRE WOODS, LLP  
1750 TYSONS BOULEVARD,  
SUITE 1500  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 712-5000

### MODIFY:

LANDSCAPE ARCHITECT  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILGGER  
(703) 548-7784



REVISIONS	DATE
ACCEPTANCE	REVISION

THE RETREAT AT  
WESTFIELDS  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

## WAIVERS AND MODIFICATIONS

DRAWN BY: JPL  
DESIGNED BY: JPL  
DATE ISSUED: FEBRUARY 04, 2011  
DWG. SCALE: AS SHOWN  
JOB NO: VV0605AB  
SHEET NO: C-03





ELM STREET  
COMMUNITIES LLC  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VA 22101  
703-734-9732

LAND USE ATTORNEY:  
MCGUIRE WOODS LLP  
750 TYSONS BOULEVARD  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESC  
(703) 712-5000

**Abstract:**

AMERICAN PROJECT:  
LAND DESIGN  
200 S. PAYTON STREET

ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILGER  
(703) 640-7784

1000

[illegible]

JOHN AMATETTI  
Lic. 11447



REVISIONS	DATE
-----------	------

DATE RECEIVED	5/26/2019
ACCEPTANCE	

[illegible][illegible]


---

## THE RETREAT AT

WESTFIELDS

BULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

1

EXISTING  
VEGETATION MAP

VEGETATION MAP

DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
DATE \_\_\_\_\_

DATE FORWARDED: FEBRUARY 04, 2019  
AS CLERK

DATE	10/10/2011
TIME	10:00
NO.	W6065AB

C-04

[illegible]











INTEGRITY OF HEADS IN PART: THE GENERAL DENSITY DETERMINED WITHIN WESTFIELDS UNDER THE REQUESTED REZONING WILL NOT EXCEED THE F.A.R. DENSITY PREVIOUSLY ALLOWED UNDER THE CURRENT ZONING ON EACH PORTION OF THE PROPERTY EXCEPT FOR THESE CERTAIN PARCELS. IT FURTHER STATES THESE LAND BAYS WHICH HAVE SPECIAL DENSITY CONCENTRATIONS WHICH INCLUDED LAND BAYS A-1, A-2, B-1, B-2, J-1, AND K-1. THE AREA OF THIS REZONING APPLICATION IS IDENTIFIED ON THE GENERALIZED DEVELOPMENT PLAN AS LAND BAYS "B" AND PART OF "C". AS SUCH THE PARCELS INCLUDED IN THIS REZONING ARE SUBJECT TO STANDARD ZONING DENSITIES AS DETERMINED IN THE REZONING APPLICATION AND ARE NOT INCLUDED WITH ANY MODIFIED DENSITY CONCENTRATION IN THE LAND BAYS LISTED ABOVE. THEREFORE THIS APPLICATION FOR REZONING WHICH REMOVES THESE PARCELS FROM THE INITIAL WESTFIELDS REZONING ALLOWS THE REMAINDER IN WESTFIELDS TO CONTINUE TO MEET APPROVED ZONING REQUIREMENTS ESTABLISHED BY THE INITIAL WESTFIELDS REZONING SPECIFICALLY IN REGARDS TO THE B-1, B-2, J-1, AND K-1 PARCELS.

1. SEE BUILDING DEVELOPMENT DATA ON SHEET L-602
2. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
3. CONCEPTUAL LANDSCAPE DEPICTED HEREON FOR REFERENCE. REFER TO SUBSEQUENT LANDSCAPE DESIGN SHEETS FOR ADDITIONAL DETAILS.
4. THESE NOTES ARE TYPICAL THROUGHOUT.

 PROPOSED TOWHOMES  
 PROPOSED LIMITS OF CLEARING AND GRADING  
 PROPERTY LINE

**WKA**  
ENGINEERS PLANNERS SURVEYORS  
LANDSCAPE ARCHITECTS GEOMATICS  
1004 VIRGINIA, LLC  
8100 GREENBERRY DRIVE, SUITE 200  
TYSONS, VIRGINIA 22152  
PHONE: (703) 440-7880  
FAX: (703) 761-0787  
TYSONS, VA GEORGETOWN, MD

---

PREPARED FOR:  
**ELM STREET  
COMMUNITIES, LLC**  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND USE ATTORNEY:  
MCGUIRE WOODS, LLP  
1750 TYSONS BOULEVARD,  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 712-5000

ARCHITECT:

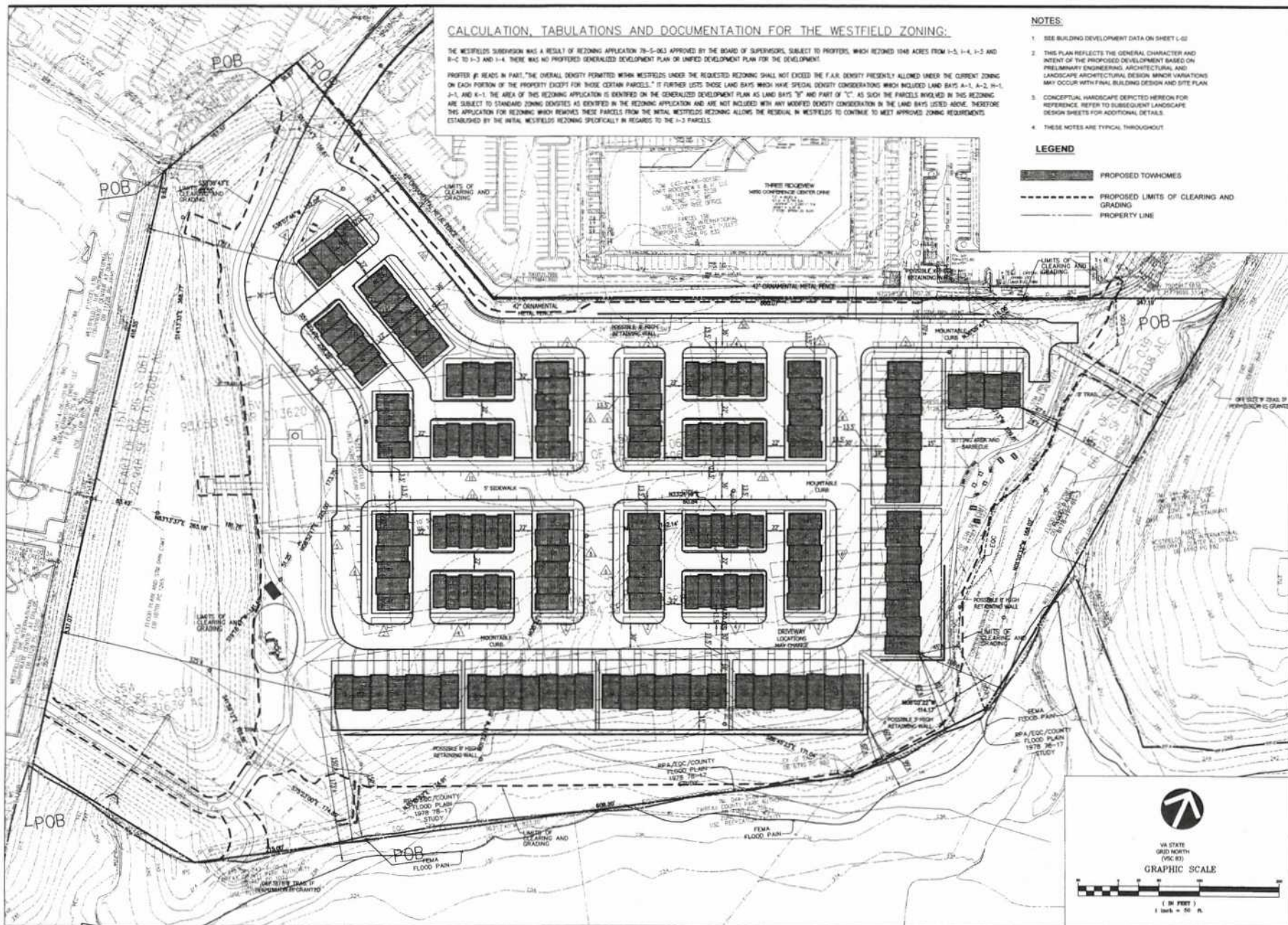
LANDSCAPE ARCHITECT  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILLGER  
(703) 549-7794

[illegible]

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

CDP/FDP

DRAWN BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DATE ISSUED: FEBRUARY 04, 2018  
 DWG. SCALE: AS SHOWN  
 JOB NO.: W6065AB  
 SHEET NO.: C-06



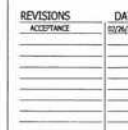








NOT TO SCALE



THE RETREAT AT  
WESTFIELDS

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SITE SECTIONS  
A & B

DRAWN BY: \_\_\_\_\_  
DESIGNED BY: JR  
DATE ISSUED: FEBRUARY 04, 2011  
DWG. SCALE: AS SHOWN  
JOB NO: W6065AB  
SHEET NO: C-08

[illegible]





**NOTE:**  
GRADING AND UTILITIES SUBJECT TO FINAL ENGINEERING AND DESIGN

ELM STREET  
COMMUNITIES LLC  
1355 BEVERLY ROAD  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND USE ATTORNEY:  
MCGUIRE WOODS, LLP  
750 TYSONS BOULEVARD,  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 712-5000

## Conclusion

LANDSCAPE ARCHITECT  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILLGER  
(703) 549-7784

[illegible]

THE RETREAT AT  
WESTFIELDS

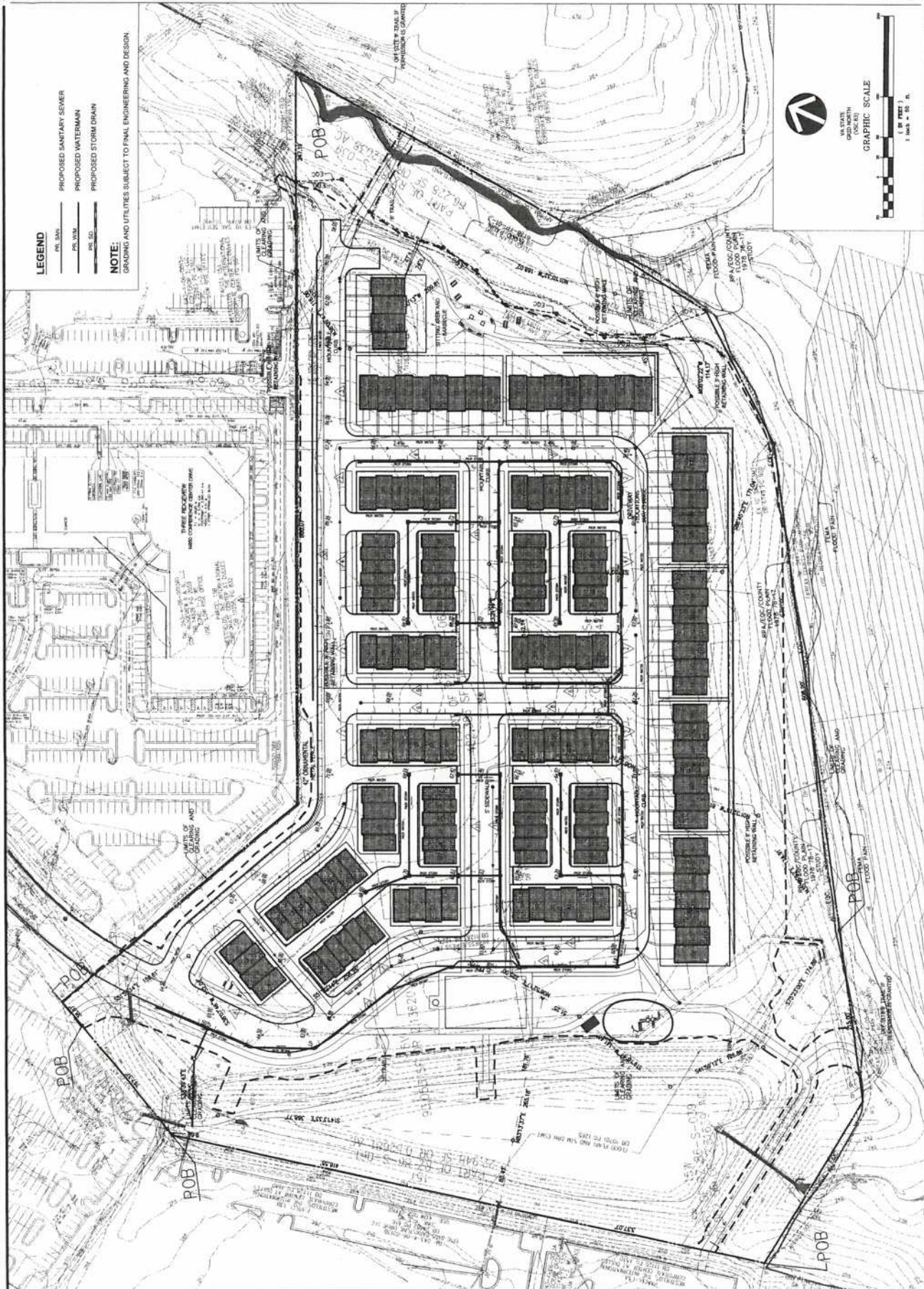
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

FUNCTIONAL  
UTILITY &  
GRADING PLAN

SHOWN BY: WILLIAMS & GORDING  
 DESIGNED BY: PN  
 DATE POSTED: FEBRUARY 04, 2019  
 MAIL: AS SHOWN  
 OR: W56065AB  
 SHEET: C-09

VA STATE  
GRAD NORTH

GRAPHIC SCALE  
(VSC-83)





**LEGEND:**

- EMERGENCY VEHICLE ACCESS PATH (TO BE PAINTED AND SIGNED)
- PROPOSED STREET TREE
- LOADING/PARKING ENTRANCE
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED FIRE HYDRANT

**BUILDING DATA**

TOWER/STAGE	USE GROUP	BUILDING HEIGHT	BUILDING FOOTPRINT (MAX BLOCK)	BUILDING FOOTPRINT (MAX BLOCK)	FIRE WALL RATING
1A	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1B	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1C	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1D	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1E	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1F	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1G	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1H	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1I	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1J	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1K	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1L	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1M	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1N	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1O	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1P	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1Q	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1R	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1S	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1T	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1U	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1V	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1W	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1X	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1Y	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.
1Z	RESIDENTIAL	30' MAXIMUM	81,315	7,400 SF	2 HOUR MIN.

**GRAPHIC SCALE**

1 inch = 50 ft



PREPARED FOR:  
ELM STREET  
COMMUNITIES, LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND USE ATTORNEY:  
MACQUIRE WOODS, LLP  
1750 TYSONS BOULEVARD  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIGGLE ESQ.  
(703) 712-5000

ARCHITECT:  
LANDSCAPE ARCHITECT:  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILLOER  
(703) 540-7784



REVISIONS	DATE
ACCEPTANCE	REVISION

THE RETREAT AT  
WESTFIELDS  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

WESTFIELDS 2A  
POND  
SITE PLAN

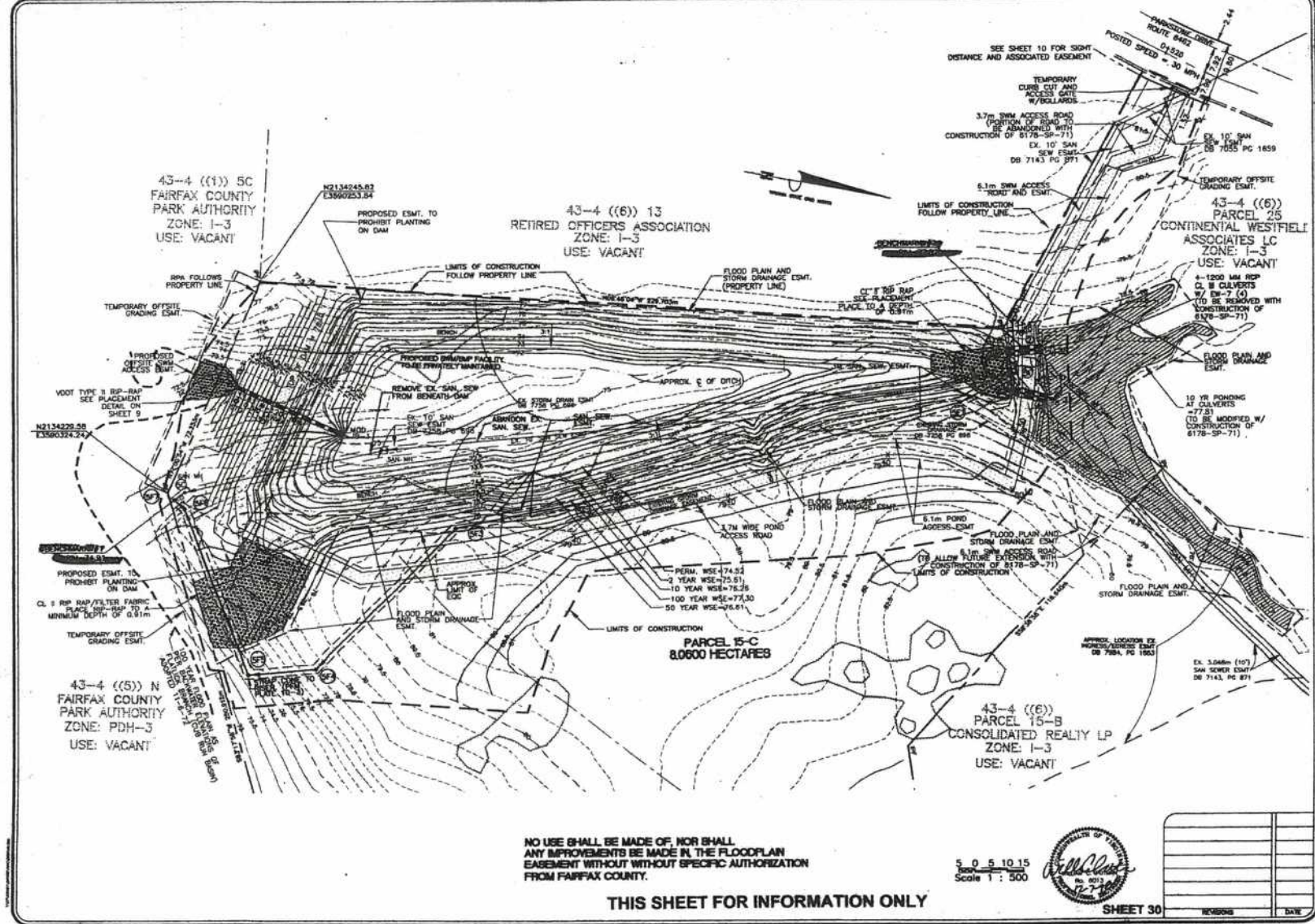
DRAWN BY: JR  
CHECKED BY: JR  
DATE ISSUED: FEBRUARY 04, 2010  
DWG. NO.: VV0605AB  
SHEET NO.: C-11

BENTON DABEL & BLAN, LTD.  
REGISTERED PROFESSIONAL ENGINEER  
AND ARCHITECT (VA) NO. 000-000000



SITE PLAN  
WESTFIELDS 2A POND  
FAIRFAX COUNTY, VIRGINIA  
SULLY DISTRICT

DATE: OCTOBER 1997  
SCALE: 1:500  
DESIGN: JR  
CHECK: JR  
JOB NO.: 000000  
P.A. NO.: 000000  
SHEET: 3  
FILE NO.: 000000



5 0 5 10 15  
Scale 1 : 500



SHEET 30

FOR INFORMATION ONLY



**BMP FACILITY/STORMWATER MANAGEMENT DESIGN CALCULATIONS**

**I. Water Quality/Quantity Narrative**

THIS REGIONAL WET POND IS DESIGNED TO PROVIDE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR 35.45 HA (87.80 AC) OF THE 35.45 HA (87.80 AC) SITES TO THE POND AND 2.02 HA (5.00 AC) SITES. THE POND LIES IN THE EXISTING UNDEVELOPED, WADING OF SUBJECT TO 50% WILL HAVE A PERMANENT STORAGE VOLUME OF APPROXIMATELY 11,200 M<sup>3</sup> (47,000 CF) IT WILL BE PERMANENTLY MAINTAINED.

**A. Watershed Information**

Part 1: List all of the Subareas and "C" Factors used in the BMP Calculations

Subarea Designation and Description	"C" Factor	Area (A)	Product
IN SHED TO POND	0.80	82.80	68.08
PARADISE DRIVE AND POL 13 (OUTSIDE SHED)	0.80	82.80	68.08
NOTE: ULTIMATE C-FACTOR IS ASSIGNED			

Part 2: Compute the Weighted Average "C" Factor for the Site

(a) Area of the site = 82.80 acres

(b) Subarea Designation

(1)	(2)	(3)	(4)
IN SHED TO POND	0.80	82.80	68.08
PARADISE DRIVE AND POL 13 (OUTSIDE SHED)	0.80	82.80	68.08
(c) Weighted average "C" factor	(b) / (a) =	(c)	0.80

Part 3: Compute the Total Phosphorus Removed for the Site

Subarea Designation	Area (A)	Rate (B)	Product (C)
IN SHED TO POND REGIONAL WET	82.80	82.80/87.80	81.32
(c) Total =			81.32

Part 4: Determine Compliance with Phosphorus Removal Requirement

(a) Select Requirement

- Water Supply District (Chesapeake National) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)
- Chesapeake Bay Preservation Area (Re-development) = 50% (Prince William County)

(b) If Line 3(a)  $\times$  Line 3(b)  $\times$  Line 3(c)  $\geq$  100 = 100

(c) If Line 3(a)  $\times$  Line 3(b)  $\times$  Line 3(c)  $\geq$  100 then Phosphorus removal requirement is satisfied.

Part 7: Compute the Weighted Average "C" Factor for each Proposed BMP Facility

(a) List the areas to be controlled by the proposed BMP.

Subarea Designation	"C" Factor	Area (A)	Product (B)
IN SHED TO POND	0.80	82.80	68.08
(c) Weighted Average "C" factor	(b) / (a) =	(c)	0.80

Part 8: Determine the Storage Required for Each Proposed Facility

(a) Wet Pond

Name of runoff per acre from mean storm. (b) 1182 sf/acre

Design 2 (4.0 ft Volume of runoff from mean storm event)

4.0  $\times$  Line 7(a) 82.80  $\times$  Line 7(b) 1182 = 393,825 sf

**OUTFALL NARRATIVE**

THE ULTIMATE OUTFALL FOR THIS STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY IS THE FLOOD PLAIN OF FLORIAN BRANCH (OUR REAR BAY) WHICH WAS ADOPTED ON 11-2-72. BECAUSE THIS FACILITY DISCHARGES DIRECTLY AND NON-ADVERSELY INTO THE EXISTING MAJOR FLOOD PLAIN WITH A TOWNSHIP AREA OF MORE THAN 100 ACRES, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT ADEQUATE OUTFALL EXISTS FOR THIS POND.

**OVERLAND RELIEF NARRATIVE**

OVERLAND RELIEF FOR THIS POND IS PROVIDED BY AN INJECTED EMERGENCY SPILLWAY WHICH DISCHARGES DIRECTLY INTO THE FLORIAN BRANCH FLOOD PLAIN. BECAUSE THIS FACILITY DISCHARGES DIRECTLY INTO THE FLOOD PLAIN, IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT ADEQUATE OUTFALL EXISTS FOR THIS POND.

**DAM BREACH ANALYSIS**

IF THIS DAM SHOULD FAIL, THE BREACH WOULD NOT ADVERSELY IMPACT ANY DOWNSTREAM PROPERTY AND/OR ROAD CROSSING. SEE SHEET 24 FOR DAM BREACH ANALYSIS.

## PREDEVELOPED CONDITIONS

TOTAL AREA = 35.45 HA (87.8 AC)

SOIL TYPES:

HYDROLOGIC SOIL TYPE B: 3.01 HA (8.85 AC)

HYDROLOGIC SOIL TYPE C: 31.50 HA (77.95 AC)

TIME OF CONCENTRATION:

SHED FLOW

WATER DESCRIPTION: DENSE GRASS

WATER SPEED: 1.49 FT/S

WATER DEPTH: 0.15 FT

WATER VELOCITY: 2.4 FPS

WATER TIME: 17.007

WATER TIME: 17.007

WATER TIME: 17.007

**SHED FLOW**

WATER DESCRIPTION: DENSE GRASS

WATER SPEED: 1.49 FT/S

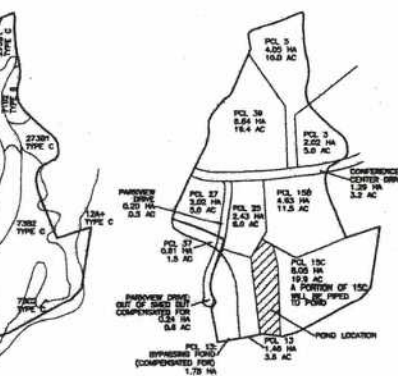
WATER DEPTH: 0.15 FT

WATER VELOCITY: 2.4 FPS

WATER TIME: 17.007

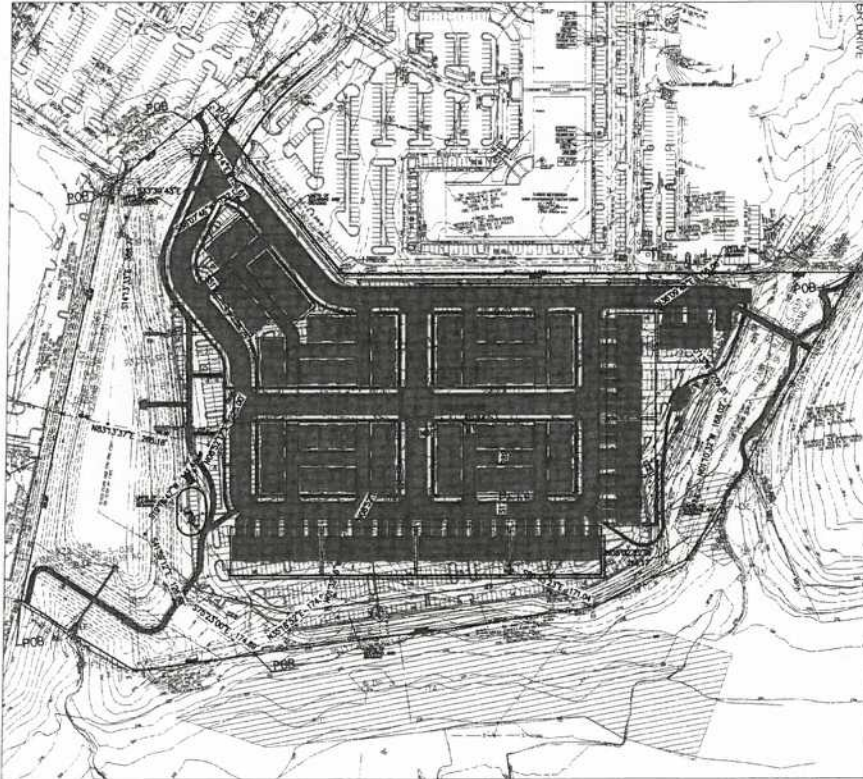
WATER TIME: 17.007

WATER TIME: 17.007

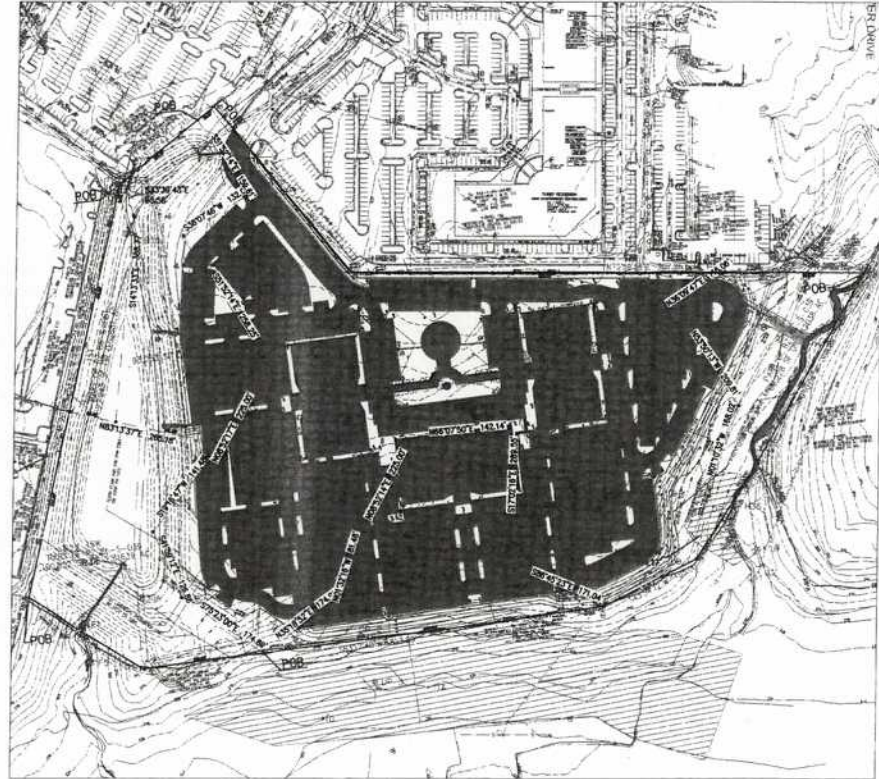




PROPOSED IMPERVIOUS AREA  
= 411,604 SF OR 9.45 AC.



APPROVED SITE PLAN 6178-SP-84-1 IMPERVIOUS AREA  
= 475,039 SF OR 10.91 AC.

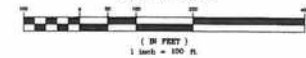


**SWM/BMP Narrative:**

THE SUBJECT SITE DRAIN TO AN EXISTING SWM POND. THIS POND PROVIDES BOTH QUALITY AND QUANTITY CONTROL. BECAUSE THIS IS AN EXISTING POND AND IT IS DESIGNED TO TREAT THE SITE AREA, THE PROPOSED DEVELOPMENT WOULD BE GRANDFATHERED TO PREVIOUS SWM STANDARDS. THE PROPOSED DEVELOPMENT WILL NOT INCREASE THE PROPOSED IMPERVIOUS AREA FROM THE APPROVED SITE DESIGN, SEE SHEETS C-11 TO C-13. A SWCD MAY BE REQUESTED TO VERIFY THIS GRANDFATHERED STATUS.



VA STATE  
GRID NORTH  
(NAD 83)



PREPARED FOR:  
ELM STREET  
COMMUNITIES LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND-USE ATTORNEY:  
MACGURE WOODS, LLP  
1750 TYSONS BOULEVARD,  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 734-5000

ARCHITECT:  
  
LANDSCAPE ARCHITECT:  
LAND DESIGN  
200 S. RAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILGIER  
(703) 549-7784



REVISIONS	DATE
ACCEPTANCE	02/26/2013

THE RETREAT AT  
WESTFIELDS

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

STORMWATER  
MANAGEMENT PLAN  
AND  
COMPUTATIONS

DRAWN BY: JRL  
DESIGNED BY: JRL  
DATE ISSUED: FEBRUARY 24, 2013  
DWG. SCALE: AS SHOWN  
JOB NO.: VV6065AB  
SHEET NO.: C-13



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	52
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Map showing the site area (19.92 acres) and the Flatlick Creek area.



Subject: 8147213



15. *Journal of the American Medical Association*, 283:1221-1226 (2000).



ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
MCLEAN, VA 22101

[illegible]

DESIGNED BY: TWINB  
DRAWN BY: JAG  
CHECKED BY: FW

ILLUSTRATIVE PLAN -  
OVERALL

L-01

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY  
AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND  
SITE DESIGN.  
DRAWINGS ARE NOT FOR CONSTRUCTION.



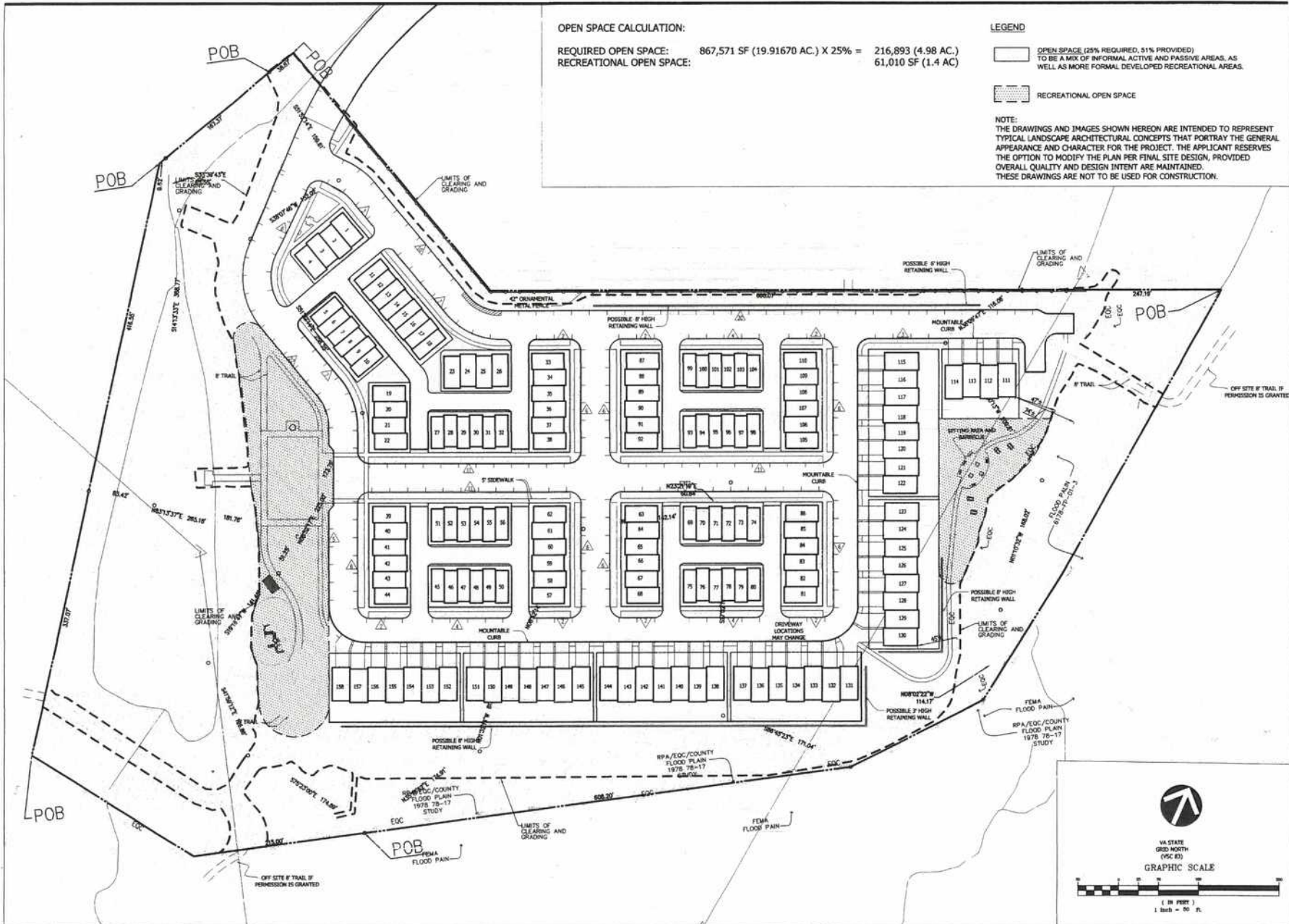
# OPEN SPACE CALCULATION:

REQUIRED OPEN SPACE: 867,571 SF (19.91670 AC.) X 25% = 216,893 (4.98 AC.)  
RECREATIONAL OPEN SPACE: 61,010 SF (1.4 AC)

## LEGEND

- OPEN SPACE (25% REQUIRED, 51% PROVIDED)  
TO BE A MIX OF INFORMAL ACTIVE AND PASSIVE AREAS, AS  
WELL AS MORE FORMAL DEVELOPED RECREATIONAL AREAS.
- RECREATIONAL OPEN SPACE

NOTE:  
THE DRAWINGS AND IMAGES SHOWN HEREON ARE INTENDED TO REPRESENT  
TYPICAL LANDSCAPE ARCHITECTURAL CONCEPTS THAT PORTRAY THE GENERAL  
APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES  
THE OPTION TO MODIFY THE PLAN PER FINAL SITE DESIGN, PROVIDED  
OVERALL QUALITY AND DESIGN INTENT ARE MAINTAINED.  
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION.



**VIFA**  
DESIGNERS PLANNERS SURVIVORS  
LANDSCAPE ARCHITECTS & ARCHITECTS  
VIRGINIA, LLC  
818 BROADWAY SUITE 200  
TYSONS, VIRGINIA 22186  
PHONE (703) 442-7800  
FAX (703) 442-7801  
TYSONS, VA, 22186-1000

PREPARED FOR:  
ELM STREET  
COMMUNITIES, LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

LAND USE ATTORNEY:  
MCGUIRE WOODS, LLP  
1750 TYSONS BOULEVARD,  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG REGLE ESQ.  
(703) 712-5000

ARCHITECT:

LANDSCAPE ARCHITECT:  
LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILLIGER  
(703) 649-7784



REVISIONS	DATE
ACCEPTANCE	02/06/2019

THE RETREAT AT  
WESTFIELDS

SALLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

OPEN SPACE

DRAWN BY: JR  
DESIGNED BY: JR  
DATE ISSUED: FEBRUARY 04, 2019  
SCALE: AS SHOWN  
JOB NO: W060548  
SHEET NO: L-02





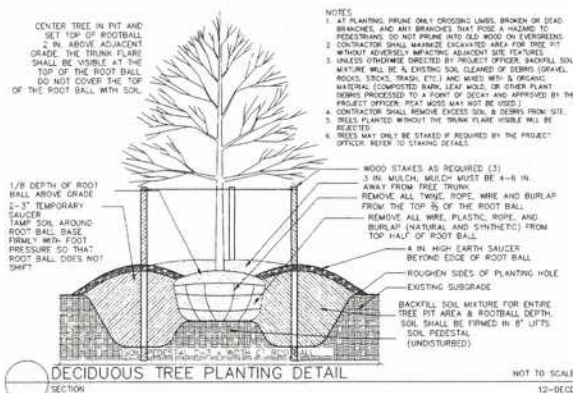


Step	CDP AREA	Total	Reference
<b>A. Tree Preservation Target and Statement</b>			
A.1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy.	See Sheet C.5	for list of required amounts and worksheet
<b>B. Tree Canopy Requirement</b>			
B.1	Identify gross site area (SFA) =	667,591	§ 12-0511.1A
B.2	Subtract area dedicated to parks, road frontage (SFA) =	0	§ 12-0511.1B
B.3	Subtract area of existing trees (SFA) =	0	§ 12-0511.1(C)(1) through § 12-0511.1(C)(3)
B.4	Adjusted gross site area (SFA) =	667,591	Square feet
B.5	Identify the site's zoning and/or use =	PCH-B	
B.6	Percentage of 10-year tree canopy required =	20.0%	§ 12-0511.1 and Table 12.6
B.7	Area of 10-year Tree Canopy Required (SFA) =	133,518	Square feet
B.8	Modification of 10-year Tree Canopy Requirement requested?	No	Yes or No
B.9	If B.8 is yes, then list plan sheet where modification request is located =		Sheet number
<b>C. Tree Preservation</b>			
C.1	Tree Preservation Target Area (SFA) =	127,133	Square feet
C.2	Total canopy area meeting standards of § 12-0400 (SFA) =	87,267	Square feet
C.3	C.2 x 1.25 (SFA) =	109,084	§ 12-0510.3B
C.4	Total canopy area provided by various or suitable forest or woodland communities (SFA) =	0	Square feet
C.5	C.4 x 1.0 (SFA) =	0	§ 12-0510.3B(1)
C.6	Total of canopy area provided by "Heritage," "Memorial," "Scenic," or "Special" trees (SFA) =	0	Square feet
C.7	C.6 x 1.5 (SFA) =	0	§ 12-0510.3B(2)
C.8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SFA) =	0	Square feet
C.9	C.8 x 1.0 (SFA) =	0	§ 12-0510.3C(1)
C.10	Total of C.3, C.5, C.7 and C.9 =	109,084	If area of C.10 is less than § 7 remainder of requirement must be met through tree planting - go to D
<b>D. Tree Planting</b>			
D.1	Area of canopy to be met through tree planting (D.1-C10) =	71,818	Square feet
D.2	Area of canopy planted for air quality benefits =	0	Square feet
D.3	D.2 x 1.5 (SFA) =	0	§ 12-0510.4B(1)
D.4	Area of canopy planted for energy conservation =	0	Square feet
D.5	D.4 x 1.5 (SFA) =	0	§ 12-0510.4B(2)
D.6	Area of canopy planted for water quality benefits =	0	Square feet
D.7	D.6 x 1.25 (SFA) =	0	§ 12-0510.4B(3)
D.8	Area of canopy planted for wildlife benefits =	43,000	Square feet
D.9	D.8 x 1.5 (SFA) =	64,500	§ 12-0510.4B(4)
D.10	Area of canopy provided by native trees =	0	Square feet
D.11	D.10 x 1.5 (SFA) =	0	§ 12-0510.4B(5)
D.12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D.13	D.12 x 1.25 (SFA) =	0	§ 12-0510.4B(6)
D.14	Area of canopy provided through tree seedlings (SFA) =	0	§ 12-0510.4C(1)
D.15	Area of canopy provided through native shrubs =	0	Square feet
D.16	D.15 x 1.0 =	0	When not exceed 33% of D.14
D.17	Percentage of D.14 represented by D.15 =	0.0%	When not exceed 33% of D.14
D.18	Area of canopy to be planted with no benefit credits =	54,975	Square feet
D.19	Total of canopy area provided through tree planting =	75,475	Square feet
D.20	Is an office planting relief requested?	No	Yes or No
D.21	Tree Blank or Tree Fund?	No	Yes or No § 12-0510.4
D.22	Canopy area requested to be provided through various methods or tree fund =	0	Square feet
D.23	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
<b>E. Total of 10-year Tree Canopy Provided</b>			
E.1	Total of canopy area provided through tree preservation (E.1-E.3) =	101,880	Square feet
E.2	Total of canopy area provided through tree planting (E.1-E.3) =	75,475	Square feet
E.3	Total of canopy area provided through other mechanism (E.1-E.3) =	0	Square feet
E.4	Total of 10-year Tree Canopy Provided (SFA) = (E.1+E.2+E.3) =	177,355	Total of E.1 through E.3, area should meet or exceed area in B.7

#### TREE CANOPY PROVIDED

CATEGORY	QTY	SIZE	TREE CANOPY CREDIT	TREE CANOPY SUB-TOTAL
Category IV Deciduous Trees	183	8" Cal.	250	45,750
Category III Deciduous Trees	47	7" Cal.	175	8,225
Category IV Evergreen Trees	161	7" Cal.	250	4,000

GRAND TOTAL 57,975











08

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AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND  
SITE DESIGN.  
DRAWINGS ARE NOT FOR CONSTRUCTION

Age Group	Percentage
18-24	10%
25-34	20%
35-44	25%
45-54	20%
55-64	15%
65-74	10%
75-84	5%
85+	5%



ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
MCLEAN, VA 22101

018142

REVISION / ISSUANCE

DESIGNED BY: TWH  
CHECKED BY: JAO

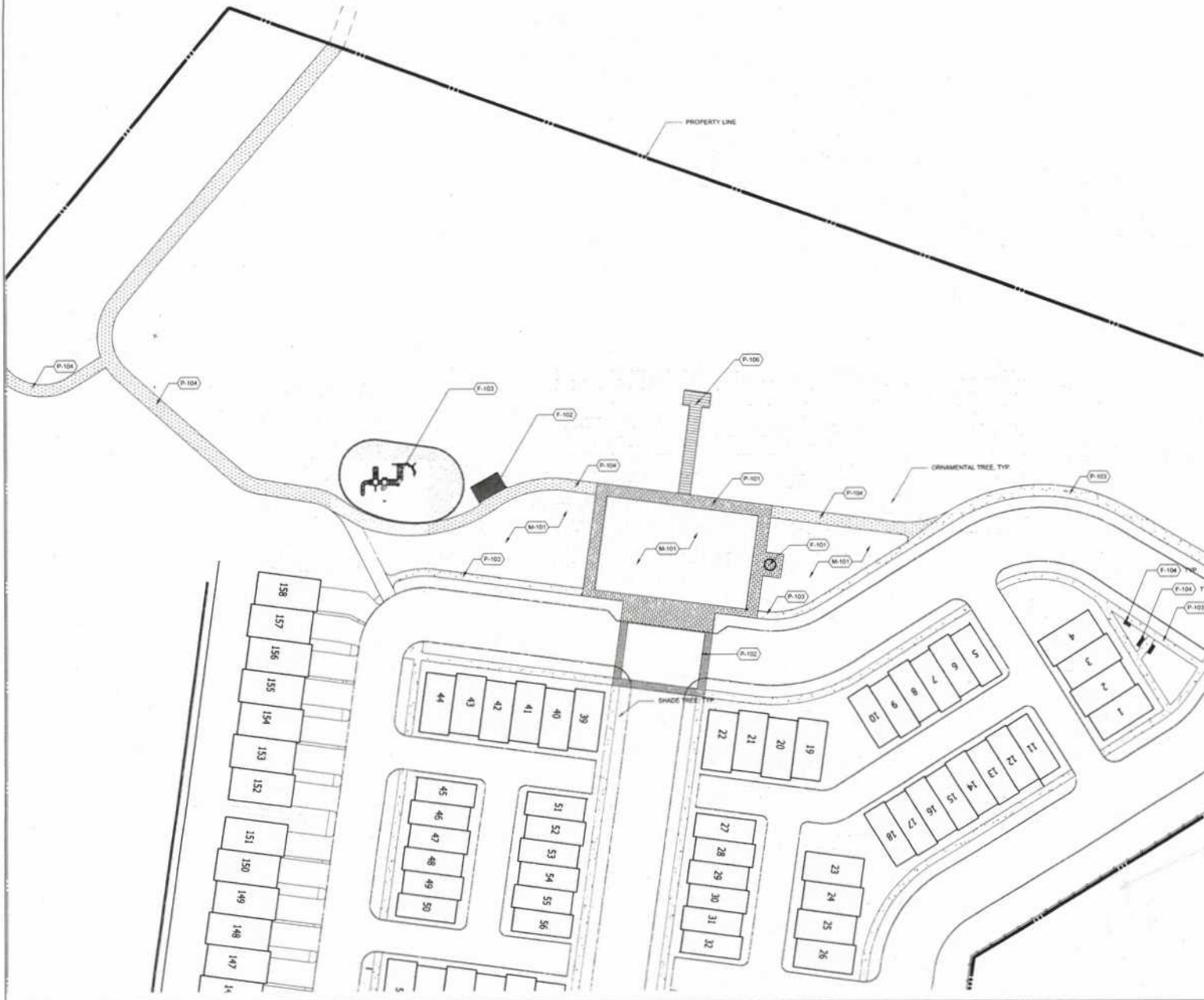


## MATERIALS PLAN

L-06



<u><b>Symbols</b></u>	<u><b>SITE FURNISHING(S)</b></u> <u><b>DESCRIPTION</b></u>	<u><b>DETAIL</b></u>
<b>F-101</b>	FOCAL FEATURE	71-09
<b>F-102</b>	PAVILION	31-09
<b>F-103</b>	PLAYGROUND EQUIPMENT	81-09
<b>F-104</b>	MOVEABLE FURNITURE	
<u><b>Symbols</b></u>	<u><b>MISCELLANEOUS</b></u> <u><b>DESCRIPTION</b></u>	<u><b>DETAIL</b></u>
<b>M-101</b>	LAWN	51-09
<u><b>Symbols</b></u>	<u><b>PAVING &amp; CURBS</b></u> <u><b>DESCRIPTION</b></u>	<u><b>DETAIL</b></u>
<b>P-101</b>	SPECIAL PAVING TYPE 1	11-09
<b>P-102</b>	CONCRETE SIDEWALK	21-09
<b>P-103</b>	ASPHALT TRAIL	41-09
<b>P-104</b>	WOODEN PIER	91-09



GENERAL NOTES:

1. FOR REFERENCE ONLY, SEE ARCHITECTURE SHEETS FOR FINAL LOCATION OF PEDESTRIAN AND VEHICULAR ENTRANCES.
2. SEE CIVIL PLANS FOR LOCATIONS OF ELECTRICAL AND STORMWATER VAULTS.
3. SEE CIVIL PLANS FOR LOCATIONS OF PROPOSED UTILITIES.
4. NOT ALL ITEMS IN LEGEND WILL APPEAR ON EVERY SHEET.

ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN. DRAWINGS ARE NOT FOR CONSTRUCTION.

ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
MCLEAN, VA 22101

2018142

## REVISION / ISSUANCE

NO	DESCRIPTION	DATE
	ACCEPTANCE	2-26-2019

DESIGNED BY	FWMB
DRAWN BY	JAC
CHECKED BY	FW

MATERIALS PLAN  
ENLARGMENT

L-07

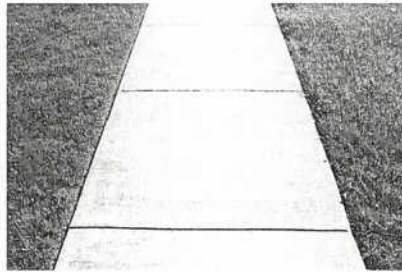








**1 SPECIAL PAVING TYPE 1**  
L-09 PICTORAL



NTS **2** CONCRETE SIDEWALK  
L-09 PICTORAL



NTS 3 PAVILION  
L-09 PICTORAL



4 ASPHALT TRAIL  
L-09 PICTORAL



NTS 5 L-09 LAWN PICTORAL



NTS **6** **PLAYGROUND SURFACING**  
L09 PICTORAL



7 FOCAL FEATURE  
L-09 PICTORAL



NTS **8** **PLAYGROUND EQUIPMENT**  
L-09 PICTORIAL



NTS **9** WOODEN PIER  
L-09 PICTORAL

GENERAL NOTES (APPLIES TO ALL DETAILS)

1. SEE MATERIALS PLANS FOR LOCATION.
2. PICTORIAL ARE ILLUSTRATIVE IN NATURE AND DOES NOT SUGGEST FINAL DESIGN, PATTERN, OR COLOR CHOICE.
3. OR APPROVED EQUAL.



## THE RETREAT AT WESTFIELDS

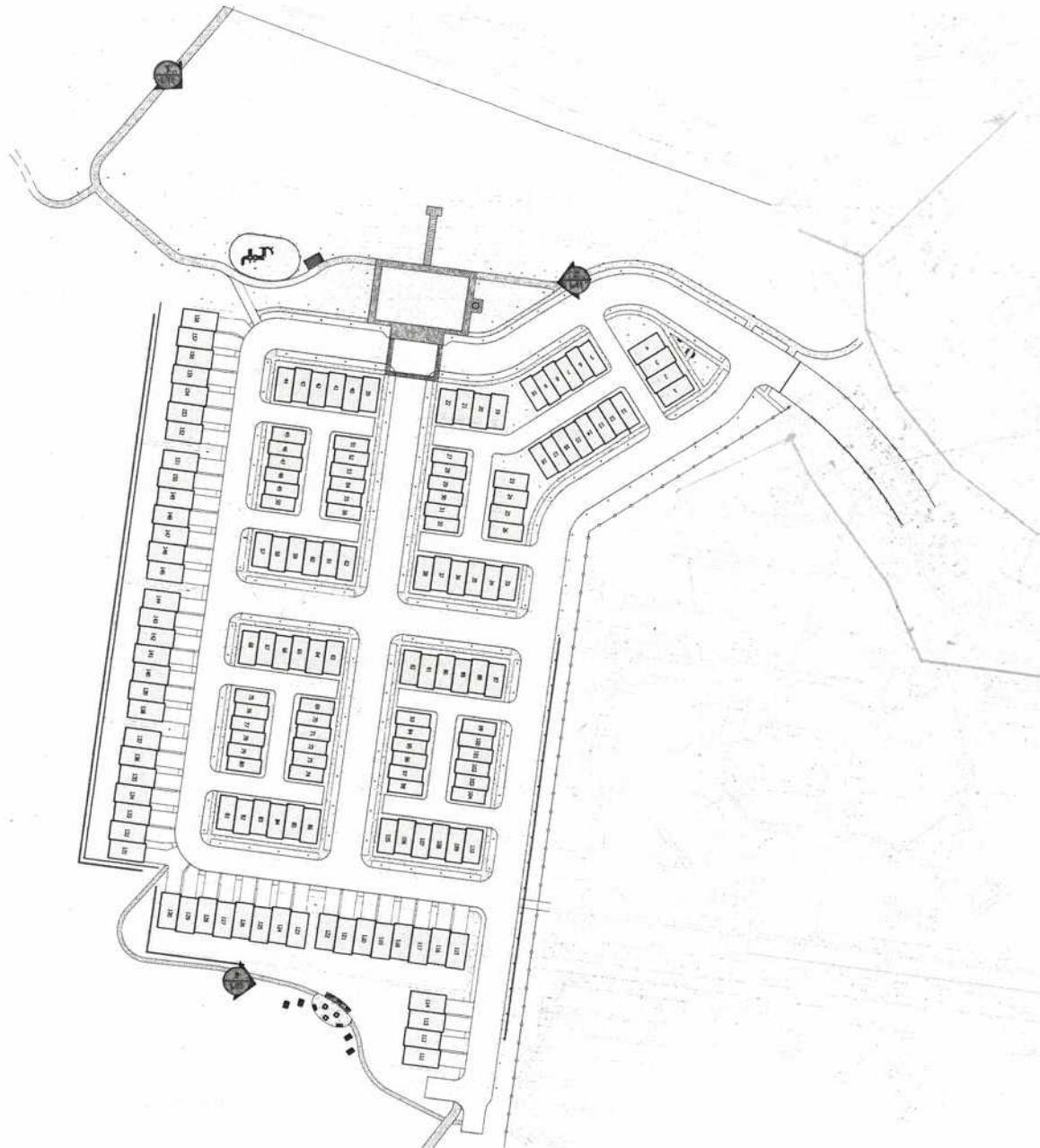
ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
MCLEAN, VA 22101

[illegible]



GENERAL NOTES:

1. ALL DRAWINGS ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.



201907

201907



**THE RETREAT AT  
WESTFIELDS**

ELM STREET DEVELOPMENT  
1355 BEVERLY ROAD  
MCLEAN, VA 22101

2018142

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	ACCEPTANCE	2-26-2019

DESIGNED BY: TWB  
DRAWN BY: JAG  
CHECKED BY: TW

SCALE

VERT: 1"=40'  
HORIZ: 1"=40'  
8' 12' 24' 36'

20190702

LANDSCAPE PERSPECTIVES

- OVERALL PLAN

20190702

L-10





1 PERSPECTIVE A  
L-11 PERSPECTIVE

NTS



2 PERSPECTIVE B  
L-11 PERSPECTIVE

NTS



3 PERSPECTIVE C  
L-11 PERSPECTIVE

NTS

LandDesign.

200 E. PEYTON STREET  
ALEXANDRIA, VA 22314  
703.548.1754  
WWW.LANDORSHORN.COM



## THE RETREAT AT WESTFIELDS

814M STREET DEVELOPMENT  
1255 BEVERLY ROAD  
MCLEAN, VA 22101

2018142

## REVISION / ISSUANCE

NO	DESCRIPTION	DATE
	ACCEPTANCE	2-26-2019

ACCEPTANCE	2-26-2019
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DESIGNED BY TAME

DELETED BY: JAG  
DATE DELETED BY: JAG

A horizontal line segment with a point labeled 'a' on the left and a point labeled 'b' on the right.

WEST

HORZ: AS NOTED

LANDSCAPE PERSPECTIVES

L-11

GENERAL NOTES (APPLIES TO ALL DETAILS):  
1. PICTORIAL ARE ILLUSTRATIVE IN NATURE AND DOES NOT SUGGEST FINAL DESIGN, PATTERN, OR COLOR CHOICE.









PREPARED FOR:

ELM STREET  
COMMUNITIES,LLC  
1355 BEVERLY ROAD,  
SUITE 240  
MCLEAN, VA 22101  
703-734-9730

**LAND USE ATTORNEY:**

MCGUIRE WOODS, LLP  
1750 TYSONS BOULEVARD,  
SUITE 1800  
TYSONS, VA 22102-4215  
ATTN: GREG RIEGLE ESQ.  
(703) 712-5000

ARCHITECT:

LANDSCAPE ARCHITECT

LAND DESIGN  
200 S. PAYTON STREET  
ALEXANDRIA, VIRGINIA 22314  
ATTN: TADE WILLGER  
(703) 540-7764

[illegible]

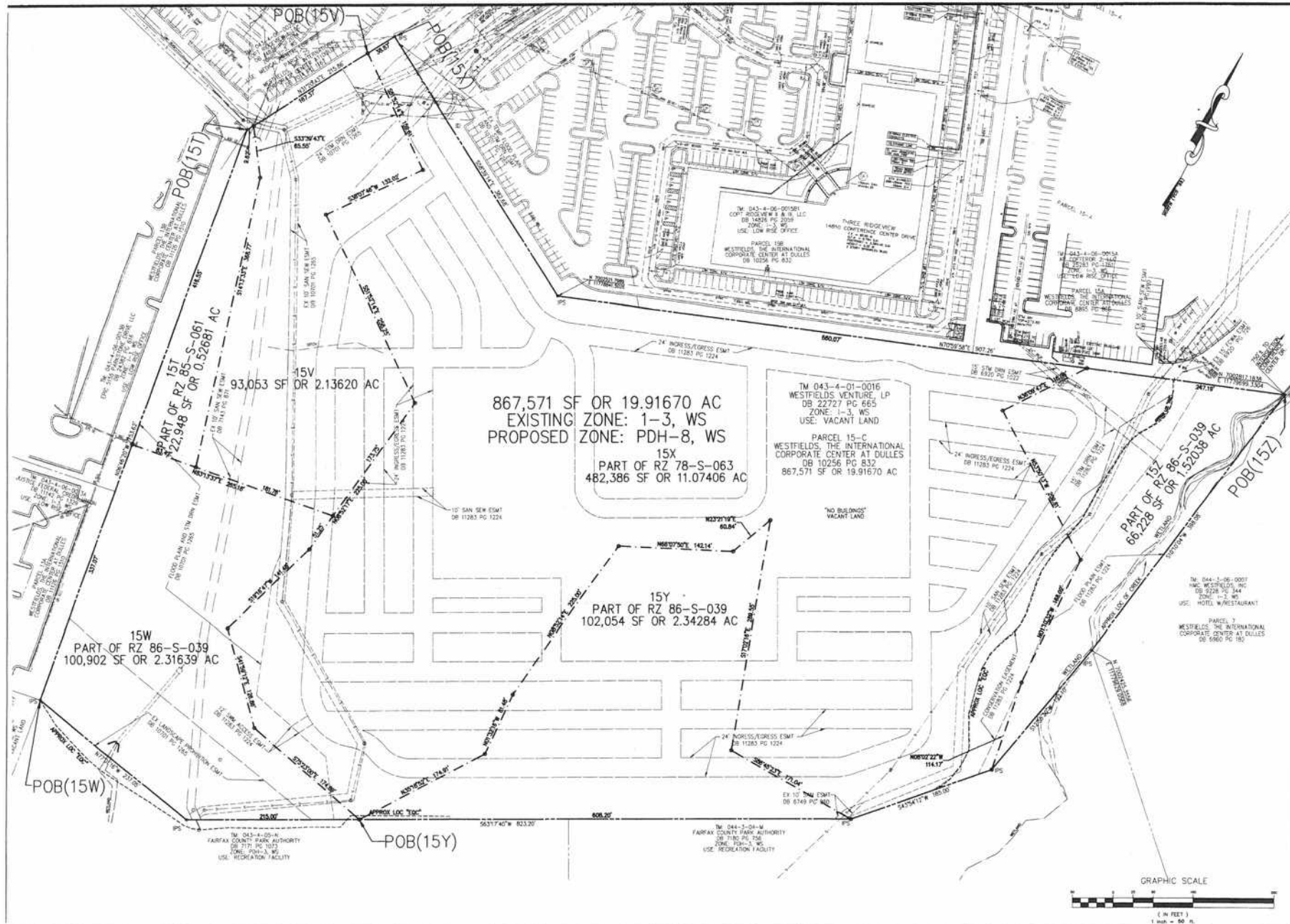
THE RETREAT AT  
WESTFIELDS

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

PCA PLAT

DRAWN BY: RHC  
 DESIGNED BY: FEJ  
 DATE ISSUED: FEBRUARY 04, 2019  
 DWG. SCALE: 1"=30"  
 JOB NO.: VV6065AB  
 SHEET NO.: P-02

5









866 to Jo Ellen  
5/21/19

## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

I, Gregory A. Riegler, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one) ☐ applicant  
☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE**,\*\* each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE**: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



**Rezoning Attachment to Par. 1(a)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegle Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.



## REZONING AFFIDAVIT

FEB - 4 2019

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Elm Street Communities, Inc.  
1355 Beverly Road, Suite 240  
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

David D. Flanagan

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Elm Street Communities, Inc. [CONT'D]  
1355 Beverly Road, Suite 240  
McLean, VA 22101**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

Jeffrey P. Rice, VP-Finance/CFO; Catherine L. Griffin, Secretary/Treasurer

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)LandDesign, Inc.  
200 S. Peyton Street  
Alexandria, VA 22314**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Peter R. Crowley  
Dale C. Stewart**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**Rezoning Attachment to Par. 1(b)****FEB - 4 2019**DATE: \_\_\_\_\_  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)VIKA Virginia, LLC  
8180 Greensboro Drive, Suite 200  
Tysons, VA 22102**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John F. Amatetti	Kyle U. Oliver
Charles A. Irish, Jr.	P. Christopher Champagne
Robert R. Cochran	Michael D. Benton
Mark G. Morelock	Edmund J. Ignacio

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Christopher M. Tacinelli	Tushar A. Awar
Chad A. Baird	
Daniel B. VanPelt	
Erwin N. Andres	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

(1) Alcion Westfields Investors, LLC  
One Post Office Square  
Suite 3150  
Boston MA 02109

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

(2) Alcion Real Estate Partner Master Fund II, LP

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**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

---

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

---

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

## Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
 1750 Tysons Boulevard, Suite 1800  
 Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Chapman, Jeffrey J.	Finkelson, David E.	Harmon, Jonathan P.
Checkovich, Tennille J.	Flannery, Diane P.	Harmon, T. C.
Clark, Jeffrey C.	Foley, Douglas M.	Hartsell, David L.
Cockrell, Geoffrey C.	Fox, Charles D., IV	Hatch, Benjamin L.
Collins, Darren W.	Franchina, David A.	Hatcher, J. K.
Cook, Jason W.	Frank, Hannah T.	Hayden, Patrick L.
Covington, Peter J.	Fratkin, Bryan A.	Hayes, Dion W.
Cramer, Robert W.	Freedlander, Mark E.	Hedrick, James T., Jr.
Cromwell, Richard J.	French, Taylor W.	Hilton, Robert C.
Croteau, Anne E.	Fuhr, Joy C.	Horne, Patrick T.
Culbertson, Craig R.	Gambill, Michael A.	Hornyak, David J.
Daglio, Michael R.	Glassman, Margaret M.	Hosmer, Patricia F.
Davey, Joshua D.	Gold, Stephen (nmi)	Howard, Justin D.
De Ridder, Patrick A.	Goydan, William E.	Hughes, John L., Jr.
deVyver, Kristopher I.	Grant, Richard S.	Jackson, J. B.
DiMattia, Michael J.	Greene, Adam J.	Jewett, Bryce D., III
Dossa, Mehboob R.	Greene, Christopher K.	Justus, J. B.
Downing, Scott P.	Greenspan, David L.	Kahn, Brian A.
Ensing, Donald A.	Greis, Jason S.	Kane, Matthew C.
Evans, Gregory L.	Grieb, John T.	Kannensohn, Kimberly J.
Evans, Jason D.	Griset, Jill C.	Katsantonis, Joanne (nmi)
Ey, Douglas W., Jr.	Haas, Cheryl L.	Keeler, Steven J.
Farrell, Thomas M.	Hackett, Mary J.	Keene, D. B.
Feller, Howard (nmi)	Hampton, Charles B.	Kelly, Brian J.
Finger, Jon W.	Hardey, Kate W.	Kilpatrick, Gregory R.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Kinghorn, Mark W.	McDonald, John G.	Phillips, Michael R.
Kobayashi, Naho (nmi)	McFarland, Robert W.	Powell, David C.
Konia, Charles A.	McGinnis, Kevin A.	Pumphrey, Brian E.
Kromkowski, Mark A.	McIntyre, Charles W.	Purpura, Ryan T.
Krueger, Kurt J.	McKinnon, Michele A.	Pusateri, David P.
Kutrow, Bradley R.	McLean, David P.	Rak, Jonathan P.
La Fratta, Mark J.	McNab, S. K.	Reid, Joseph K., III
Lamb, Douglas E.	McRill, Emery B.	Reidy, David S.
Lapp, David R.	Michalik, Christopher M.	Richardson, David L.
Lias-Booker, Ava E.	Miles, Perry W., IV	Riegle, Gregory A.
Link, Vishwa B.	Milanti, Peter A.	Riley, James B., Jr.
Little, Nancy R.	Moldovan, Victor L.	Riopelle, Brian C.
Lukitsch, Bethany G.	Muckenfuss, Robert A.	Roach, Derek A.
Maddock, John H., III	Mullins, Patrick T.	Roberts, Manley W.
Madriz, Yasser A.	Nahal, Hardeep S.	Rogers, Marvin L.
Mandel, Michael D.	Namazie, Hamid R.	Rohman, Thomas P.
Manning, Amy B.	Natarajan, Rajsekhar (nmi)	Rowan, J.P.
Marshall, Harrison L., Jr.	Neale, James F.	Rusher, Mary Nash K.
Marsico, Leonard J.	Nesbit, Christopher S.	Russo, Angelo M.
Martin, Cecil E., III	Newberg, Brad R.	Rust, Dana L.
Martin, George K.	O'Grady, John B.	Sanderson, William I.
Martinez, Peter W.	Older, Stephen E.	Satterwhite, Rodney A.
Mathews, Eugene E., III	Oostdyk, Scott C.	Scheurer, Philip C.
Mayberry, William C.	Padgett, John D.	Sellers, Jane W.
McCollough, Aaron G.	Perzek, Philip J.	Sethi, Akash D.
McCormick, Durham C., Jr.	Peyton, Daniel L.	Simmons, L. D., II

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Spitz, Joel H.	Vance, Robin C.
Spitzer, Mark A.	Vaughn, Scott P.
Stallings, Thomas J.	Viola, Richard W.
Stearman, Jennifer J.	Visconsi Law Corporation, John R.*
Steen, Bruce M.	Walker, Barton C.
Steggerda, Todd R.	Walker, John T., IV
Stone, Jacquelyn E.	Walker, W. K., Jr.
Swan, David I.	Walsh, Amber M.
Swett, Brian I.	Westwood, Scott E.
Symons, Noel H.	Whelpley, David B., Jr.
Szurley, Peter S.	White, Harry R., III
Tarry, Samuel L., Jr.	Wilburn, John D.
Taylor, R. T.	Williams, Steven R.
Thanner, Christopher J.	Woodard, Michael B.
Thomas, Gerald V., II	Wren, Elizabeth G.
Thornhill, James A.	Zahn, Thomas E.
Tysse, G. W.	

\*Does not own 10% or more  
of McGuireWoods LLP

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Westfields Venture, LP  
c/o Akridge  
601 13th Street, NW Suite 300 N  
Washington, DC 20005(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Westfields GP, LLC

Limited Partner:

Alcion Westfields Holdings, LLC  
(1) Alcion Westfields Investors, LLC  
Alcion Real Estate Partners Strategic  
Parallel Fund II, L.P.  
Akridge Administrative Partner, LLC  
JACo Westfields Investors, LLC(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(2) Alcion Real Estate Partners Master Fund II, L.P.  
One Post Office Square  
Suite 3150  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

- (3) Alcion Real Estate Partners  
Tax-Exempt Parallel Fund II, LP
- (4) Alcion Real Estate Partners Taxable  
Parallel Fund II, LP
- (5) Alcion Real Estate Partners II, LP

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)****FEB - 4 2019**DATE: \_\_\_\_\_  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(3) Alcion Real Estate Partners Tax-Exempt Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)General Partner: None of the entities own 10% or more of  
the Title Owner.

Alcion Capital II, LP

Limited Partner:

Board of Regents of The University of  
Texas System  
Arizona State Retirement System  
Arizona PSPRS Trust  
The University of Chicago  
Casey Family Programs  
TIFF Realty and Resources 2008, LLC  
Trustees of Tufts College  
University of Oregon Foundation  
Salvation Army - A New York Corporation  
Smithsonian Institution  
The Salvation Army, an Illinois  
Corporation  
LICR Fund, Inc.  
Soka University of America  
The Seattle Foundation  
University of Louisville Foundation, Inc.  
Sidley Austin Master Pension Trust  
Silicon Valley Community Foundation  
Long Term Pool  
Virginia G. Piper Charitable Trust  
Wenner-Gren Foundation for  
Anthropological Research, Inc.  
Kesler Foundation  
Alcion Capital Parallel II, LP  
Highland Street Connection  
Silicon Valley Community Foundation  
Endowment Pool  
Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC 4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(4) Alcion Real Estate Partners Taxable Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

Gresham Real Estate partners III, LP  
SFT Real Estate LLC (2011)  
IGXG Management LLC-Series E  
MF Realty Investmentes LLC  
BBR Real Estate (II), LP  
Ronald Family Trust C  
Frances C. Searle Charitable Trusts  
Partnership  
John G. Searle Charitable Trust Partnership  
Tower Hill Non Marketable LLC  
Verdis Real Estate Master Fund, LLC  
Nelson A. Rockefeller, Jr. c/o The Ayco  
Company  
Valley Spring Mutual Trust LLC  
Thomas J. Mizo TrustNone of the entities own 10% or more of  
the Title Owner.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(5) Alcion Real Estate Partners II, LP  
One Post Office Square  
Suite 3120  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.

None of the entities own 10% or more of  
the Title Owner.

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.



## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

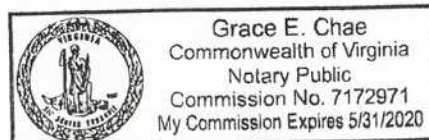
Gregory A. Riegler, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4th day of February, 2019, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae  
 Notary Public

My commission expires: \_\_\_\_\_



App. to Z. Ellen  
5/21/19

# REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

I, Gregory A. Riegle, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)      ☐ applicant  
                         ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE**,\*\* each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant

(check if applicable)      ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



## Rezoning Attachment to Par. 1(a)

DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegle Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

☐ There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Elm Street Communities, Inc.  
1355 Beverly Road, Suite 240  
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

David D. Flanagan

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



**Rezoning Attachment to Par. 1(b)**DATE: **FEB - 4 2019**  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Elm Street Communities, Inc. [CONT'D]  
1355 Beverly Road, Suite 240  
McLean, VA 22101**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

Jeffrey P. Rice, VP-Finance/CFO; Catherine L. Griffin, Secretary/Treasurer

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)LandDesign, Inc.  
200 S. Peyton Street  
Alexandria, VA 22314**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Peter R. Crowley  
Dale C. Stewart**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)VIKA Virginia, LLC  
8180 Greensboro Drive, Suite 200  
Tysons, VA 22102**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John F. Amatetti	Kyle U. Oliver
Charles A. Irish, Jr.	P. Christopher Champagne
Robert R. Cochran	Michael D. Benton
Mark G. Morelock	Edmund J. Ignacio

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Christopher M. Tacinelli	Tushar A. Awar
Chad A. Baird	
Daniel B. VanPelt	
Erwin N. Andres	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**Rezoning Attachment to Par. 1(b)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(1) Alcion Westfields Investors, LLC  
One Post Office Square  
Suite 3150  
Boston MA 02109**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

(2) Alcion Real Estate Partner Master Fund II, LP

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

## Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



**Rezoning Attachment to Par. 1(c)**DATE: FEB - 4 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Chapman, Jeffrey J.	Finkelson, David E.	Harmon, Jonathan P.
Checkovich, Tennille J.	Flannery, Diane P.	Harmon, T. C.
Clark, Jeffrey C.	Foley, Douglas M.	Hartsell, David L.
Cockrell, Geoffrey C.	Fox, Charles D., IV	Hatch, Benjamin L.
Collins, Darren W.	Franchina, David A.	Hatcher, J. K.
Cook, Jason W.	Frank, Hannah T.	Hayden, Patrick L.
Covington, Peter J.	Fratkin, Bryan A.	Hayes, Dion W.
Cramer, Robert W.	Freedlander, Mark E.	Hedrick, James T., Jr.
Cromwell, Richard J.	French, Taylor W.	Hilton, Robert C.
Croteau, Anne E.	Fuhr, Joy C.	Horne, Patrick T.
Culbertson, Craig R.	Gambill, Michael A.	Hornyak, David J.
Daglio, Michael R.	Glassman, Margaret M.	Hosmer, Patricia F.
Davey, Joshua D.	Gold, Stephen (nmi)	Howard, Justin D.
De Ridder, Patrick A.	Goydan, William E.	Hughes, John L., Jr.
deVyver, Kristopher I.	Grant, Richard S.	Jackson, J. B.
DiMattia, Michael J.	Greene, Adam J.	Jewett, Bryce D., III
Dossa, Mehboob R.	Greene, Christopher K.	Justus, J. B.
Downing, Scott P.	Greenspan, David L.	Kahn, Brian A.
Ensing, Donald A.	Greis, Jason S.	Kane, Matthew C.
Evans, Gregory L.	Grieb, John T.	Kannensohn, Kimberly J.
Evans, Jason D.	Griset, Jill C.	Katsantonis, Joanne (nmi)
Ey, Douglas W., Jr.	Haas, Cheryl L.	Keeler, Steven J.
Farrell, Thomas M.	Hackett, Mary J.	Keene, D. B.
Feller, Howard (nmi)	Hampton, Charles B.	Kelly, Brian J.
Finger, Jon W.	Hardey, Kate W.	Kilpatrick, Gregory R.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
 1750 Tysons Boulevard, Suite 1800  
 Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Kinghorn, Mark W.  
 Kobayashi, Naho (nmi)  
 Konia, Charles A.  
 Kromkowski, Mark A.  
 Krueger, Kurt J.  
 Kutrow, Bradley R.  
 La Fratta, Mark J.  
 Lamb, Douglas E.  
 Lapp, David R.  
 Lias-Booker, Ava E.  
 Link, Vishwa B.  
 Little, Nancy R.  
 Lukitsch, Bethany G.  
 Maddock, John H., III  
 Madriz, Yasser A.  
 Mandel, Michael D.  
 Manning, Amy B.  
 Marshall, Harrison L., Jr.  
 Marsico, Leonard J.  
 Martin, Cecil E., III  
 Martin, George K.  
 Martinez, Peter W.  
 Mathews, Eugene E., III  
 Mayberry, William C.  
 McCollough, Aaron G.  
 McCormick, Durham C., Jr.

McDonald, John G.  
 McFarland, Robert W.  
 McGinnis, Kevin A.  
 McIntyre, Charles W.  
 McKinnon, Michele A.  
 McLean, David P.  
 McNab, S. K.  
 McRill, Emery B.  
 Michalik, Christopher M.  
 Miles, Perry W., IV  
 Milianti, Peter A.  
 Moldovan, Victor L.  
 Muckenfuss, Robert A.  
 Mullins, Patrick T.  
 Nahal, Hardeep S.  
 Namazie, Hamid R.  
 Natarajan, Rajsekhar (nmi)  
 Neale, James F.  
 Nesbit, Christopher S.  
 Newberg, Brad R.  
 O'Grady, John B.  
 Older, Stephen E.  
 Oostdyk, Scott C.  
 Padgett, John D.  
 Perzek, Philip J.  
 Peyton, Daniel L.

Phillips, Michael R.  
 Powell, David C.  
 Pumphrey, Brian E.  
 Purpura, Ryan T.  
 Pusateri, David P.  
 Rak, Jonathan P.  
 Reid, Joseph K., III  
 Reidy, David S.  
 Richardson, David L.  
 Riegle, Gregory A.  
 Riley, James B., Jr.  
 Riopelle, Brian C.  
 Roach, Derek A.  
 Roberts, Manley W.  
 Rogers, Marvin L.  
 Rohman, Thomas P.  
 Rowan, J.P.  
 Rusher, Mary Nash K.  
 Russo, Angelo M.  
 Rust, Dana L.  
 Sanderson, William I.  
 Satterwhite, Rodney A.  
 Scheurer, Philip C.  
 Sellers, Jane W.  
 Sethi, Akash D.  
 Simmons, L. D., II

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
 1750 Tysons Boulevard, Suite 1800  
 Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Spitz, Joel H.	Vance, Robin C.
Spitzer, Mark A.	Vaughn, Scott P.
Stallings, Thomas J.	Viola, Richard W.
Stearman, Jennifer J.	Visconsi Law Corporation, John R.*
Steen, Bruce M.	Walker, Barton C.
Steggerda, Todd R.	Walker, John T., IV
Stone, Jacquelyn E.	Walker, W. K., Jr.
Swan, David I.	Walsh, Amber M.
Swett, Brian I.	Westwood, Scott E.
Symons, Noel H.	Whelpley, David B., Jr.
Szurley, Peter S.	White, Harry R., III
Tarry, Samuel L., Jr.	Wilburn, John D.
Taylor, R. T.	Williams, Steven R.
Thanner, Christopher J.	Woodard, Michael B.
Thomas, Gerald V., II	Wren, Elizabeth G.
Thornhill, James A.	Zahn, Thomas E.
Tysse, G. W.	

\*Does not own 10% or more  
 of McGuireWoods LLP

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Westfields Venture, LP  
c/o Akridge  
601 13th Street, NW Suite 300 N  
Washington, DC 20005

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Westfields GP, LLC

Limited Partner:

Alcion Westfields Holdings, LLC  
(1) Alcion Westfields Investors, LLC  
Alcion Real Estate Partners Strategic  
Parallel Fund II, L.P.  
Akridge Administrative Partner, LLC  
JACo Westfields Investors, LLC

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(2) Alcion Real Estate Partners Master Fund II, L.P.  
One Post Office Square  
Suite 3150  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

- (3) Alcion Real Estate Partners  
Tax-Exempt Parallel Fund II, LP
- (4) Alcion Real Estate Partners Taxable  
Parallel Fund II, LP
- (5) Alcion Real Estate Partners II, LP

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: **FEB - 4 2019**  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(3) Alcion Real Estate Partners Tax-Exempt Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)General Partner: None of the entities own 10% or more of  
the Title Owner.

Alcion Capital II, LP

Limited Partner:

Board of Regents of The University of  
Texas System  
Arizona State Retirement System  
Arizona PSPRS Trust  
The University of Chicago  
Casey Family Programs  
TIFF Realty and Resources 2008, LLC  
Trustees of Tufts College  
University of Oregon Foundation  
Salvation Army - A New York Corporation  
Smithsonian Institution  
The Salvation Army, an Illinois  
Corporation  
LICR Fund, Inc.  
Soka University of America  
The Seattle Foundation  
University of Louisville Foundation, Inc.  
Sidley Austin Master Pension Trust  
Silicon Valley Community Foundation  
Long Term Pool  
Virginia G. Piper Charitable Trust  
Wenner-Gren Foundation for  
Anthropological Research, Inc.  
Kessler Foundation  
Alcion Capital Parallel II, LP  
Highland Street Connection  
Silicon Valley Community Foundation  
Endowment Pool  
Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC 4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(4) Alcion Real Estate Partners Taxable Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

Gresham Real Estate partners III, LP  
SFT Real Estate LLC (2011)  
IGXG Management LLC-Series E  
MF Realty Investmentes LLC  
BBR Real Estate (II), LP  
Ronald Family Trust C  
Frances C. Searle Charitable Trusts  
Partnership  
John G. Searle Charitable Trust Partnership  
Tower Hill Non Marketable LLC  
Verdis Real Estate Master Fund, LLC  
Nelson A. Rockefeller, Jr. c/o The Ayco  
Company  
Valley Spring Mutual Trust LLC  
Thomas J. Mizo Trust

None of the entities own 10% or more of  
the Title Owner.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(5) Alcion Real Estate Partners II, LP  
One Post Office Square  
Suite 3120  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.

None of the entities own 10% or more of  
the Title Owner.

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



## REZONING AFFIDAVIT

FEB - 4 2019

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

## REZONING AFFIDAVIT

DATE: FEB - 4 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

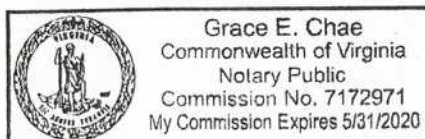
Gregory A. Riegler, Esquire

(type or print first name, middle initial, last name, and title of signer)

Subscribed and sworn to before me this 4<sup>th</sup> day of February, 20 19, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae  
Notary Public

My commission expires: \_\_\_\_\_





Ref. to Jo Ellen  
5/21/19

## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

I, Gregory A. Riegler, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one) ☐ applicant  
☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

## Rezoning Attachment to Par. 1(a)

DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegler Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.



## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Elm Street Communities, Inc.  
1355 Beverly Road, Suite 240  
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

David D. Flanagan

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

**Rezoning Attachment to Par. 1(b)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Elm Street Communities, Inc. [CONT'D]  
1355 Beverly Road, Suite 240  
McLean, VA 22101**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

## =====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

Jeffrey P. Rice, VP-Finance/CFO; Catherine L. Griffin, Secretary/Treasurer

## =====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)LandDesign, Inc.  
200 S. Peyton Street  
Alexandria, VA 22314**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Peter R. Crowley  
Dale C. Stewart

## =====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**Rezoning Attachment to Par. 1(b)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)VIKA Virginia, LLC  
8180 Greensboro Drive, Suite 200  
Tysons, VA 22102**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John F. Amatetti	Kyle U. Oliver
Charles A. Irish, Jr.	P. Christopher Champagne
Robert R. Cochran	Michael D. Benton
Mark G. Morelock	Edmund J. Ignacio

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Gorove/Slade Associates, Inc.  
3914 Centreville Road, Suite 330  
Chantilly, VA 20151**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Christopher M. Tacinelli	Tushar A. Awar
Chad A. Baird	
Daniel B. VanPelt	
Erwin N. Andres	

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)(1) Alcion Westfields Investors, LLC  
One Post Office Square  
Suite 3150  
Boston MA 02109**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

(2) Alcion Real Estate Partner Master Fund II, LP

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

## Equity Partners of McGuireWoods LLP

Adams, John D.  
Allen, Joel S.  
Anderson, Arthur E., II  
Anderson, James M., III  
Anderson, Mark E.  
Atty, Lisa A.  
Austin, Bradley S.  
Bagley, Terrence M.  
Bancroft, Josiah A.  
Barger, Brian D.

Barrett, John M.  
Becker, Scott L.  
Beldner, Sabrina A.  
Bell, Craig D.  
Bilik, R. E.  
Bittman, Robert J.  
Blank, Jonathan T.  
Boardman, J. K.  
Brackett, Alexander J.  
Brantley, Bryan C.

Brenner, Irving M.  
Brooks, Edwin E.  
Brose, R. C.  
Browning, Jeffrey K.  
Burk, Eric L.  
Busch, Stephen D.  
Callahan, Timothy P.  
Carter, Jean G.  
Cason, Alan C.  
Chaffin, Rebecca S.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*

**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Chapman, Jeffrey J.	Finkelson, David E.	Harmon, Jonathan P.
Checkovich, Tennille J.	Flannery, Diane P.	Harmon, T. C.
Clark, Jeffrey C.	Foley, Douglas M.	Hartsell, David L.
Cockrell, Geoffrey C.	Fox, Charles D., IV	Hatch, Benjamin L.
Collins, Darren W.	Franchina, David A.	Hatcher, J. K.
Cook, Jason W.	Frank, Hannah T.	Hayden, Patrick L.
Covington, Peter J.	Fratkin, Bryan A.	Hayes, Dion W.
Cramer, Robert W.	Freedlander, Mark E.	Hedrick, James T., Jr.
Cromwell, Richard J.	French, Taylor W.	Hilton, Robert C.
Croteau, Anne E.	Fuhr, Joy C.	Horne, Patrick T.
Culbertson, Craig R.	Gambill, Michael A.	Hornyak, David J.
Daglio, Michael R.	Glassman, Margaret M.	Hosmer, Patricia F.
Davey, Joshua D.	Gold, Stephen (nmi)	Howard, Justin D.
De Ridder, Patrick A.	Goydan, William E.	Hughes, John L., Jr.
deVyver, Kristopher I.	Grant, Richard S.	Jackson, J. B.
DiMattia, Michael J.	Greene, Adam J.	Jewett, Bryce D., III
Dossa, Mehboob R.	Greene, Christopher K.	Justus, J. B.
Downing, Scott P.	Greenspan, David L.	Kahn, Brian A.
Ensing, Donald A.	Greis, Jason S.	Kane, Matthew C.
Evans, Gregory L.	Grieb, John T.	Kannensohn, Kimberly J.
Evans, Jason D.	Griset, Jill C.	Katsantonis, Joanne (nmi)
Ey, Douglas W., Jr.	Haas, Cheryl L.	Keeler, Steven J.
Farrell, Thomas M.	Hackett, Mary J.	Keene, D. B.
Feller, Howard (nmi)	Hampton, Charles B.	Kelly, Brian J.
Finger, Jon W.	Hardey, Kate W.	Kilpatrick, Gregory R.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: **FEB 12 2019**  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)Kinghorn, Mark W.  
Kobayashi, Naho (nmi)  
Konia, Charles A.  
Kromkowski, Mark A.  
Krueger, Kurt J.  
Kutrow, Bradley R.  
La Fratta, Mark J.  
Lamb, Douglas E.  
Lapp, David R.  
Lias-Booker, Ava E.  
Link, Vishwa B.  
Little, Nancy R.  
Lukitsch, Bethany G.  
Maddock, John H., III  
Madriz, Yasser A.  
Mandel, Michael D.  
Manning, Amy B.  
Marshall, Harrison L., Jr.  
Marsico, Leonard J.  
Martin, Cecil E., III  
Martin, George K.  
Martinez, Peter W.  
Mathews, Eugene E., III  
Mayberry, William C.  
McCollough, Aaron G.  
McCormick, Durham C., Jr.McDonald, John G.  
McFarland, Robert W.  
McGinnis, Kevin A.  
McIntyre, Charles W.  
McKinnon, Michele A.  
McLean, David P.  
McNab, S. K.  
McRill, Emery B.  
Michalik, Christopher M.  
Miles, Perry W., IV  
Milianti, Peter A.  
Moldovan, Victor L.  
Muckenfuss, Robert A.  
Mullins, Patrick T.  
Nahal, Hardeep S.  
Namazie, Hamid R.  
Natarajan, Rajsekhar (nmi)  
Neale, James F.  
Nesbit, Christopher S.  
Newberg, Brad R.  
O'Grady, John B.  
Older, Stephen E.  
Oostdyk, Scott C.  
Padgett, John D.  
Perzek, Philip J.  
Peyton, Daniel L.Phillips, Michael R.  
Powell, David C.  
Pumphrey, Brian E.  
Purpura, Ryan T.  
Pusateri, David P.  
Rak, Jonathan P.  
Reid, Joseph K., III  
Reidy, David S.  
Richardson, David L.  
Riegle, Gregory A.  
Riley, James B., Jr.  
Riopelle, Brian C.  
Roach, Derek A.  
Roberts, Manley W.  
Rogers, Marvin L.  
Rohman, Thomas P.  
Rowan, J.P.  
Rusher, Mary Nash K.  
Russo, Angelo M.  
Rust, Dana L.  
Sanderson, William I.  
Satterwhite, Rodney A.  
Scheurer, Philip C.  
Sellers, Jane W.  
Sethi, Akash D.  
Simmons, L. D., II(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

Spitz, Joel H.	Vance, Robin C.
Spitzer, Mark A.	Vaughn, Scott P.
Stallings, Thomas J.	Viola, Richard W.
Stearman, Jennifer J.	Visconsi Law Corporation, John R.*
Steen, Bruce M.	Walker, Barton C.
Steggerda, Todd R.	Walker, John T., IV
Stone, Jacquelyn E.	Walker, W. K., Jr.
Swan, David I.	Walsh, Amber M.
Swett, Brian I.	Westwood, Scott E.
Symons, Noel H.	Whelpley, David B., Jr.
Szurley, Peter S.	White, Harry R., III
Tarry, Samuel L., Jr.	Wilburn, John D.
Taylor, R. T.	Williams, Steven R.
Thanner, Christopher J.	Woodard, Michael B.
Thomas, Gerald V., II	Wren, Elizabeth G.
Thornhill, James A.	Zahn, Thomas E.
Tysse, G. W.	

\*Does not own 10% or more  
of McGuireWoods LLP(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Westfields Venture, LP  
c/o Akridge  
601 13th Street, NW Suite 300 N  
Washington, DC 20005

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Westfields GP, LLC

Limited Partner:

Alcion Westfields Holdings, LLC  
(1) Alcion Westfields Investors, LLC  
Alcion Real Estate Partners Strategic  
Parallel Fund II, L.P.  
Akridge Administrative Partner, LLC  
JACO Westfields Investors, LLC

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(2) Alcion Real Estate Partners Master Fund II, L.P.  
One Post Office Square  
Suite 3150  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

- (3) Alcion Real Estate Partners  
Tax-Exempt Parallel Fund II, LP
- (4) Alcion Real Estate Partners Taxable  
Parallel Fund II, LP
- (5) Alcion Real Estate Partners II, LP

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(3) Alcion Real Estate Partners Tax-Exempt Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)General Partner: None of the entities own 10% or more of  
the Title Owner.

Alcion Capital II, LP

Limited Partner:

Board of Regents of The University of  
Texas System  
Arizona State Retirement System  
Arizona PSPRS Trust  
The University of Chicago  
Casey Family Programs  
TIFF Realty and Resources 2008, LLC  
Trustees of Tufts College  
University of Oregon Foundation  
Salvation Army - A New York Corporation  
Smithsonian Institution  
The Salvation Army, an Illinois  
Corporation  
LICR Fund, Inc.  
Soka University of America  
The Seattle Foundation  
University of Louisville Foundation, Inc.  
Sidley Austin Master Pension Trust  
Silicon Valley Community Foundation  
Long Term Pool  
Virginia G. Piper Charitable Trust  
Wenner-Gren Foundation for  
Anthropological Research, Inc.  
Kesler Foundation  
Alcion Capital Parallel II, LP  
Highland Street Connection  
Silicon Valley Community Foundation  
Endowment Pool  
Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC 4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(4) Alcion Real Estate Partners Taxable Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

## General Partner:

Alcion Capital II, LP

## Limited Partner:

Gresham Real Estate partners III, LP  
SFT Real Estate LLC (2011)  
IGXG Management LLC-Series E  
MF Realty Investmentes LLC  
BBR Real Estate (II), LP  
Ronald Family Trust C  
Frances C. Searle Charitable Trusts  
Partnership  
John G. Searle Charitable Trust Partnership  
Tower Hill Non Marketable LLC  
Verdis Real Estate Master Fund, LLC  
Nelson A. Rockefeller, Jr. c/o The Ayco  
Company  
Valley Spring Mutual Trust LLC  
Thomas J. Mizo TrustNone of the entities own 10% or more of  
the Title Owner.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(5) Alcion Real Estate Partners II, LP  
One Post Office Square  
Suite 3120  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.

None of the entities own 10% or more of  
the Title Owner.

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "**NONE**" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.



## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Gregory A. Riegler, Esquire

(type or print first name, middle initial, last name, and title of signer)

Subscribed and sworn to before me this 12<sup>th</sup> day of February, 20 19, in the ~~State~~/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae  
Notary Public

My commission expires: \_\_\_\_\_



*W. C. So. Allen*  
*5/21/19*

## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

I, Gregory A. Riegle, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)      ☐ applicant  
                         ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): \_\_\_\_\_  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Elm Street Communities, Inc. Agent: James L. Perry Stefanie Z. Smith	1355 Beverly Road, Suite 240 McLean, VA 22101	Applicant/Contract Purchaser of 43-4 ((1)) 16
Westfields Venture LP Agent: Sarah A. Knutson Joseph G. Svatos Daniel C. Pettway	c/o Akridge 601 13th Street, NW, Suite 300N Washington, DC 20005	Title Owner of Tax Map 43-4 ((1)) 16
LandDesign, Inc. Agent: Stephanie A. Pankiewicz	200 S. Peyton Street Alexandria, VA 22314	Landscape Architect/Agent for Applicant

(check if applicable)      ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



**Rezoning Attachment to Par. 1(a)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
VIKA Virginia, LLC Agent: Peter L. Rinek	8080 Greensboro Drive, Suite 200 Tysons, VA 22102	Engineer/Agent for Applicant
Gorove/Slade Associates, Inc. Maria C. Lashinger	3914 Centreville Road, Suite 300 Chantilly, VA 20151	Traffic Engineer/Agent for Applicant
McGuireWoods LLP Agents: Scott E. Adams Steven M. Mikulic Jonathan P. Rak Gregory A. Riegler Sheri L. Akin Lori R. Greenlief Michael D. Van Atta	1750 Tysons Boulevard, Suite 1800 Tysons, VA 22102	Attorney/Agent for Applicant Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent

(check if applicable)

☐

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

## CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Elm Street Communities, Inc.  
1355 Beverly Road, Suite 240  
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial, and last name)

David D. Flanagan

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

David D. Flanagan, Chairman/President; James L. Perry, VP; Richard D. Entsminger, VP; John M. Clarke, VP; Russell J. McJunkin, VP; Joseph M. Jacobs, VP; Douglas M. Meeker, VP; Michael A. Burlbaugh, VP; David C. Murphy, VP; Jude T. Burke, VP; Jack B. Perkins, VP; Jason A. Wiley, VP; James M. Mobley, VP; Michael Charlton, VP; James R. Krapf, VP; Kathryn L. Kubit, VP; Stephen M. Horne, VP; Jason S. Van Kirk, VP; Lauren B. Bauer, VP; Stefanie Z. Smith, VP; Douglas M. Flanagan, VP/Asst. Sec; [CONT'D]

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.*



**Rezoning Attachment to Par. 1(b)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Elm Street Communities, Inc. [CONT'D]  
1355 Beverly Road, Suite 240  
McLean, VA 22101**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

## =====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

Jeffrey P. Rice, VP-Finance/CFO; Catherine L. Griffin, Secretary/Treasurer

## =====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)LandDesign, Inc.  
200 S. Peyton Street  
Alexandria, VA 22314**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)Peter R. Crowley  
Dale C. Stewart

## =====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.**President, Vice-President, Secretary, Treasurer, etc.)**

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: FEB 12 2019  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
 VIKA Virginia, LLC  
 8180 Greensboro Drive, Suite 200  
 Tysons, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

John F. Amatetti	Kyle U. Oliver
Charles A. Irish, Jr.	P. Christopher Champagne
Robert R. Cochran	Michael D. Benton
Mark G. Morelock	Edmund J. Ignacio

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
 Gorove/Slade Associates, Inc.  
 3914 Centreville Road, Suite 330  
 Chantilly, VA 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Christopher M. Tacinelli	Tushar A. Awar
Chad A. Baird	
Daniel B. VanPelt	
Erwin N. Andres	

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.



**Rezoning Attachment to Par. 1(b)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

(1) Alcion Westfields Investors, LLC  
One Post Office Square  
Suite 3150  
Boston MA 02109

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

(2) Alcion Real Estate Partner Master Fund II, LP

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

## Equity Partners of McGuireWoods LLP

Adams, John D.	Barrett, John M.	Brenner, Irving M.
Allen, Joel S.	Becker, Scott L.	Brooks, Edwin E.
Anderson, Arthur E., II	Beldner, Sabrina A.	Brose, R. C.
Anderson, James M., III	Bell, Craig D.	Browning, Jeffrey K.
Anderson, Mark E.	Bilik, R. E.	Burk, Eric L.
Atty, Lisa A.	Bittman, Robert J.	Busch, Stephen D.
Austin, Bradley S.	Blank, Jonathan T.	Callahan, Timothy P.
Bagley, Terrence M.	Boardman, J. K.	Carter, Jean G.
Bancroft, Josiah A.	Brackett, Alexander J.	Cason, Alan C.
Barger, Brian D.	Brantley, Bryan C.	Chaffin, Rebecca S.

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)Chapman, Jeffrey J.  
Checkovich, Tennille J.  
Clark, Jeffrey C.  
Cockrell, Geoffrey C.  
Collins, Darren W.  
Cook, Jason W.  
Covington, Peter J.  
Cramer, Robert W.  
Cromwell, Richard J.  
Croteau, Anne E.  
Culbertson, Craig R.  
Daglio, Michael R.  
Davey, Joshua D.  
De Ridder, Patrick A.  
deVyver, Kristopher I.  
DiMattia, Michael J.  
Dossa, Mehboob R.  
Downing, Scott P.  
Ensing, Donald A.  
Evans, Gregory L.  
Evans, Jason D.  
Ey, Douglas W., Jr.  
Farrell, Thomas M.  
Feller, Howard (nmi)  
Finger, Jon W.Finkelson, David E.  
Flannery, Diane P.  
Foley, Douglas M.  
Fox, Charles D., IV  
Franchina, David A.  
Frank, Hannah T.  
Fratkin, Bryan A.  
Freedlander, Mark E.  
French, Taylor W.  
Fuhr, Joy C.  
Gambill, Michael A.  
Glassman, Margaret M.  
Gold, Stephen (nmi)  
Goydan, William E.  
Grant, Richard S.  
Greene, Adam J.  
Greene, Christopher K.  
Greenspan, David L.  
Greis, Jason S.  
Grieb, John T.  
Griset, Jill C.  
Haas, Cheryl L.  
Hackett, Mary J.  
Hampton, Charles B.  
Hardey, Kate W.Harmon, Jonathan P.  
Harmon, T. C.  
Hartsell, David L.  
Hatch, Benjamin L.  
Hatcher, J. K.  
Hayden, Patrick L.  
Hayes, Dion W.  
Hedrick, James T., Jr.  
Hilton, Robert C.  
Horne, Patrick T.  
Hornyak, David J.  
Hosmer, Patricia F.  
Howard, Justin D.  
Hughes, John L., Jr.  
Jackson, J. B.  
Jewett, Bryce D., III  
Justus, J. B.  
Kahn, Brian A.  
Kane, Matthew C.  
Kannensohn, Kimberly J.  
Katsantonis, Joanne (nmi)  
Keeler, Steven J.  
Keene, D. B.  
Kelly, Brian J.  
Kilpatrick, Gregory R.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
 (enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
 (enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
 1750 Tysons Boulevard, Suite 1800  
 Tysons, VA 22102

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

Kinghorn, Mark W.  
 Kobayashi, Naho (nmi)  
 Konia, Charles A.  
 Kromkowski, Mark A.  
 Krueger, Kurt J.  
 Kutrow, Bradley R.  
 La Fratta, Mark J.  
 Lamb, Douglas E.  
 Lapp, David R.  
 Lias-Booker, Ava E.  
 Link, Vishwa B.  
 Little, Nancy R.  
 Lukitsch, Bethany G.  
 Maddock, John H., III  
 Madriz, Yasser A.  
 Mandel, Michael D.  
 Manning, Amy B.  
 Marshall, Harrison L., Jr.  
 Marsico, Leonard J.  
 Martin, Cecil E., III  
 Martin, George K.  
 Martinez, Peter W.  
 Mathews, Eugene E., III  
 Mayberry, William C.  
 McCollough, Aaron G.  
 McCormick, Durham C., Jr.

McDonald, John G.  
 McFarland, Robert W.  
 McGinnis, Kevin A.  
 McIntyre, Charles W.  
 McKinnon, Michele A.  
 McLean, David P.  
 McNab, S. K.  
 McRill, Emery B.  
 Michalik, Christopher M.  
 Miles, Perry W., IV  
 Milianti, Peter A.  
 Moldovan, Victor L.  
 Muckenfuss, Robert A.  
 Mullins, Patrick T.  
 Nahal, Hardeep S.  
 Namazie, Hamid R.  
 Natarajan, Rajsekhar (nmi)  
 Neale, James F.  
 Nesbit, Christopher S.  
 Newberg, Brad R.  
 O'Grady, John B.  
 Older, Stephen E.  
 Oostdyk, Scott C.  
 Padgett, John D.  
 Perzek, Philip J.  
 Peyton, Daniel L.

Phillips, Michael R.  
 Powell, David C.  
 Pumphrey, Brian E.  
 Purpura, Ryan T.  
 Pusateri, David P.  
 Rak, Jonathan P.  
 Reid, Joseph K., III  
 Reidy, David S.  
 Richardson, David L.  
 Riegler, Gregory A.  
 Riley, James B., Jr.  
 Riopelle, Brian C.  
 Roach, Derek A.  
 Roberts, Manley W.  
 Rogers, Marvin L.  
 Rohman, Thomas P.  
 Rowan, J.P.  
 Rusher, Mary Nash K.  
 Russo, Angelo M.  
 Rust, Dana L.  
 Sanderson, William I.  
 Satterwhite, Rodney A.  
 Scheurer, Philip C.  
 Sellers, Jane W.  
 Sethi, Akash D.  
 Simmons, L. D., II

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102(check if applicable) ☒ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)Spitz, Joel H.  
Spitzer, Mark A.  
Stallings, Thomas J.  
Stearman, Jennifer J.  
Steen, Bruce M.  
Steggerda, Todd R.  
Stone, Jacquelyn E.  
Swan, David I.  
Swett, Brian I.  
Symons, Noel H.  
Szurley, Peter S.  
Tarry, Samuel L., Jr.  
Taylor, R. T.  
Thanner, Christopher J.  
Thomas, Gerald V., II  
Thornhill, James A.  
Tysse, G. W.Vance, Robin C.  
Vaughn, Scott P.  
Viola, Richard W.  
Visconsi Law Corporation, John R.\*  
Walker, Barton C.  
Walker, John T., IV  
Walker, W. K., Jr.  
Walsh, Amber M.  
Westwood, Scott E.  
Whelpley, David B., Jr.  
White, Harry R., III  
Wilburn, John D.  
Williams, Steven R.  
Woodard, Michael B.  
Wren, Elizabeth G.  
Zahn, Thomas E.\*Does not own 10% or more  
of McGuireWoods LLP(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

Westfields Venture, LP  
c/o Akridge  
601 13th Street, NW Suite 300 N  
Washington, DC 20005

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Westfields GP, LLC

Limited Partner:

Alcion Westfields Holdings, LLC  
(1) Alcion Westfields Investors, LLC  
Alcion Real Estate Partners Strategic  
Parallel Fund II, L.P.  
Akridge Administrative Partner, LLC  
JACO Westfields Investors, LLC

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(2) Alcion Real Estate Partners Master Fund II, L.P.  
One Post Office Square  
Suite 3150  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

General Partner:

Alcion Capital II, LP

Limited Partner:

- (3) Alcion Real Estate Partners  
Tax-Exempt Parallel Fund II, LP
- (4) Alcion Real Estate Partners Taxable  
Parallel Fund II, LP
- (5) Alcion Real Estate Partners II, LP

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(3) Alcion Real Estate Partners Tax-Exempt Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)General Partner: None of the entities own 10% or more of  
the Title Owner.

Alcion Capital II, LP

Limited Partner:

Board of Regents of The University of  
Texas System  
Arizona State Retirement System  
Arizona PSPRS Trust  
The University of Chicago  
Casey Family Programs  
TIFF Realty and Resources 2008, LLC  
Trustees of Tufts College  
University of Oregon Foundation  
Salvation Army - A New York Corporation  
Smithsonian Institution  
The Salvation Army, an Illinois  
Corporation  
LICR Fund, Inc.  
Soka University of America  
The Seattle Foundation  
University of Louisville Foundation, Inc.  
Sidley Austin Master Pension Trust  
Silicon Valley Community Foundation  
Long Term Pool  
Virginia G. Piper Charitable Trust  
Wenner-Gren Foundation for  
Anthropological Research, Inc.  
Kesler Foundation  
Alcion Capital Parallel II, LP  
Highland Street Connection  
Silicon Valley Community Foundation  
Endowment Pool  
Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC 4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



**Rezoning Attachment to Par. 1(c)**DATE: FEB 12 2019  
(enter date affidavit is notarized)for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(4) Alcion Real Estate Partners Taxable Parallel Fund II, LP  
One Post Office Square  
Suite 3150  
Boston MA 02109(check if applicable) ☐ The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)

## General Partner:

Alcion Capital II, LP

## Limited Partner:

Gresham Real Estate partners III, LP  
SFT Real Estate LLC (2011)  
IGXG Management LLC-Series E  
MF Realty Investmentes LLC  
BBR Real Estate (II), LP  
Ronald Family Trust C  
Frances C. Searle Charitable Trusts  
Partnership  
John G. Searle Charitable Trust Partnership  
Tower Hill Non Marketable LLC  
Verdis Real Estate Master Fund, LLC  
Nelson A. Rockefeller, Jr. c/o The Ayco  
Company  
Valley Spring Mutual Trust LLC  
Thomas J. Mizo TrustNone of the entities own 10% or more of  
the Title Owner.(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.

**Rezoning Attachment to Par. 1(c)**

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

(5) Alcion Real Estate Partners II, LP  
One Post Office Square  
Suite 3120  
Boston MA 02109

(check if applicable) ☐ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

General Partner:

Alcion Capital II, LP

Limited Partner:

Dynasty Acquisition Vehicle, L.P.  
MREP SCIF - INVS Rosa, L.P.  
MREP SCIF - INVS SEC4, L.P.  
Metropolitan Real Estate TPSF Partners,  
L.P.

None of the entities own 10% or more of  
the Title Owner.

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.



## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

## REZONING AFFIDAVIT

DATE: FEB 12 2019  
(enter date affidavit is notarized)

for Application No. (s): \_\_\_\_\_  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

Gregory A. Riegler, Esquire

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 12<sup>th</sup> day of February, 20 19, in the State/Comm. of Virginia, County/City of Fairfax.

Grace E. Chae  
Notary Public

My commission expires: \_\_\_\_\_

